Report to the Future Melbourne Committee

Agenda item 6.2

Melbourne Planning Scheme Amendment C417, Macaulay

14 June 2022

Presenter: Sophie Handley, Director City Strategy

Purpose and background

1. The purpose of this report is to seek authorisation from the Minister for Planning to prepare and exhibit Macaulay Amendment C417 (the Amendment) (refer Attachment 2), which implements the Macaulay Structure Plan 2021 (the Structure Plan).

2. Future Melbourne Committee endorsed the Structure Plan on 9 November 2021, subject to changes identified in the Committee resolution. The Structure Plan supersedes the Arden-Macaulay Structure Plan 2012 and sets the vision for the renewal of Macaulay as a mixed-use, mid-rise neighbourhood with a distinct inner urban character. It provides a framework for future growth and development, including built form and density, open space, street networks, affordable housing, community spaces and development contributions over the next 30 years.

Key issues

3. The Amendment is the primary implementation pathway for the land use and built form objectives of the Structure Plan, through the following changes to the Melbourne Planning Scheme:

    3.1. New schedule to the Special Use Zone (SUZ8) that encourages 20 per cent of development to be employment or other non-residential use, mandates a contribution to affordable housing across all land uses and manages land uses vulnerable to flooding.

    3.2. Schedule 63 to the Design and Development Overlay (DDO63) replaced with four new schedules (DDO75, DDO76, DDO77 and DDO78) to reflect the distinct character of the four Macaulay precincts, with requirements for built form, including floor area ratios, building heights, street wall heights, design excellence review process, upper level setbacks, active frontages, setbacks and new connections and laneways.

    3.3. New schedule to the Parking Overlay (PO16) to support modal shifts by requiring consideration of all forms of parking including car parking, bicycle parking and end-of-trip facilities, Electric Vehicle-ready spaces, and car-share and accessible spaces.

    3.4. Schedule 2 to the Development Contributions Plan Overlay (DCPO2) revised to implement the Development Contributions Plan (DCP), which requires a monetary contribution from developers towards infrastructure, including drainage, community facilities, open space and street upgrades.

4. The Amendment is generally in accordance with the Structure Plan although further modelling and analysis has resulted in the refinement of some built form requirements (refer Attachment 3). Once the Planning Policy Framework Translation Amendment C409 has been approved by the Minister for Planning, Clause 11.03-6 Macaulay (refer Attachment 4) can be added to the Amendment.

5. The existing interim controls applying to the Structure Plan area expire on 30 June 2022 (DCP02) and 30 September 2022 (DDO63), respectively. A request has been made to extend DCPO2 to 30 June 2023. It is recommended that the Amendment be implemented on an interim basis, rather than seeking a further extension to the existing interim built form controls in isolation, while permanent controls are progressed. This will ensure planning applications for this priority major urban renewal precinct are considered in accordance with the endorsed Structure Plan.

6. Macaulay, like many other key urban precincts, is severely flood prone. The Amendment proposes to identify and manage land uses vulnerable to flooding through the SUZ8. Additionally, Management recommends that the Lord Mayor write to the Minister for Planning requesting urgent introduction of state-wide controls that manage vulnerable land uses in flood prone areas to protect life.

Recommendation from management

7. That the Future Melbourne Committee:

    7.1. Requests authorisation from the Minister for Planning under the *Planning and Environment Act 1987*, to prepare and exhibit Planning Scheme Amendment C417 (refer Attachment 2 of the report from management).

    7.2. Requests the Minister for Planning apply the controls contained within Amendment C417 on an interim basis, under Section 20(4) of the *Planning and Environment Act 1987*.

    7.3. Requests the Lord Mayor write to the Minister for Planning requesting the introduction of state-wide controls that manage vulnerable land uses in flood prone areas.

    7.4. Authorises the General Manager Strategy, Planning and Climate Change to:

        7.4.1. Add Clause 11.03-6L Macaulay (refer Attachment 4 of the report from management) to Planning Scheme Amendment C417 once the Planning Policy Framework Translation has been gazetted.

        7.4.2. Make changes to Amendment C417, consistent with the endorsed Macaulay Structure Plan 2021, to obtain authorisation.

        7.4.3. Make any required policy neutral changes to the amendment documentation prior to exhibition, should other amendments that affect the same provisions in the Melbourne Planning Scheme be gazetted prior to the public exhibition of this amendment.

        7.4.4. Make any further minor editorial and referencing changes to Planning Scheme Amendment C417 as required.

Attachments:

Supporting Attachment

Legal

1. Part 3 of the *Planning and Environment Act* 1987 (the Act) sets out the procedure for planning scheme amendments including exhibition and notification of proposed planning scheme amendments, the process for public submissions and the consideration of those submissions by the planning authority or appointed panel.

2. Section 8(1)(b) of the Act provides that the Minister may prepare an amendment to any provision of a planning scheme. Section 20(4) of the Act provides that the Minister may exempt himself or herself from the requirements of the Act which govern the normal statutory process for an amendment to a planning scheme:

> *'if the Minister considers that compliance with any of those requirements is not warranted or that the interests of Victoria or any part of Victoria make such an exemption appropriate.'*

Finance

3. The cost for preparing and processing planning scheme amendments to implement the Structure Plan are included in the Council budget for FY21-22.

Conflict of interest

4. A member of Council staff involved in the preparation of this report declared a general conflict of interest, as they own a property within the subject area.

5. No other member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a general or material interest in relation to the matter of the report.

Health and Safety

6. Relevant people and place based considerations related to public health and safety; housing and homelessness; healthy and sustainable lifestyles; equal access to employment, arts, culture, nature and physical activity; health impacts of climate change; and general amenity have been considered.

7. The health and safety of the community is central to the rationale of the Amendment which seeks to protect life, property, public health, assets and the environment by managing new development in the planning scheme to minimise potential flood damage.

Stakeholder consultation

8. Consultation on the draft Structure Plan was held from 9 July to 15 September 2020 and included letters and emails sent to residents, landowners, community groups, industry groups and government agencies, as well as virtual presentations, social media campaigns, online surveys and focus groups. In total, 177 responses were received including 103 survey responses, 43 focus group attendees and 31 written submissions. Prior to developing the draft Structure Plan, engagement on the Discussion Paper was undertaken in November and December of 2019. This included, six local events and six digital platforms. Over 100,000 people were reached and 269 ideas recorded. Engagement at this stage indicated approximately 95 per cent of respondents supported or somewhat supported the vision for Macaulay, with a desire expressed to ensure Macaulay is a place prepared for the future, a nice place to live and a place for the community.

9. Public consultation on the Amendment will be undertaken through the formal exhibition, subject to authorisation being issued by the Minister for Planning. A wide range of community engagement tools will be used, including the statutory direct notification to affected parties, stakeholder briefings, community events and information sessions.

Relation to Council policy

10. Council Plan 2021–25 Major Initiative 17 is to play a lead role in facilitating the delivery of high-quality and climate-adapted urban renewal and to realise conditions to support globally competitive innovation.

11. The Amendment implements the Council-endorsed Macaulay Structure Plan 2021.

Environmental sustainability

12. Encouraging active transport and a mix of uses to support local living will contribute to sustainability outcomes within the precinct.

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C417MELB

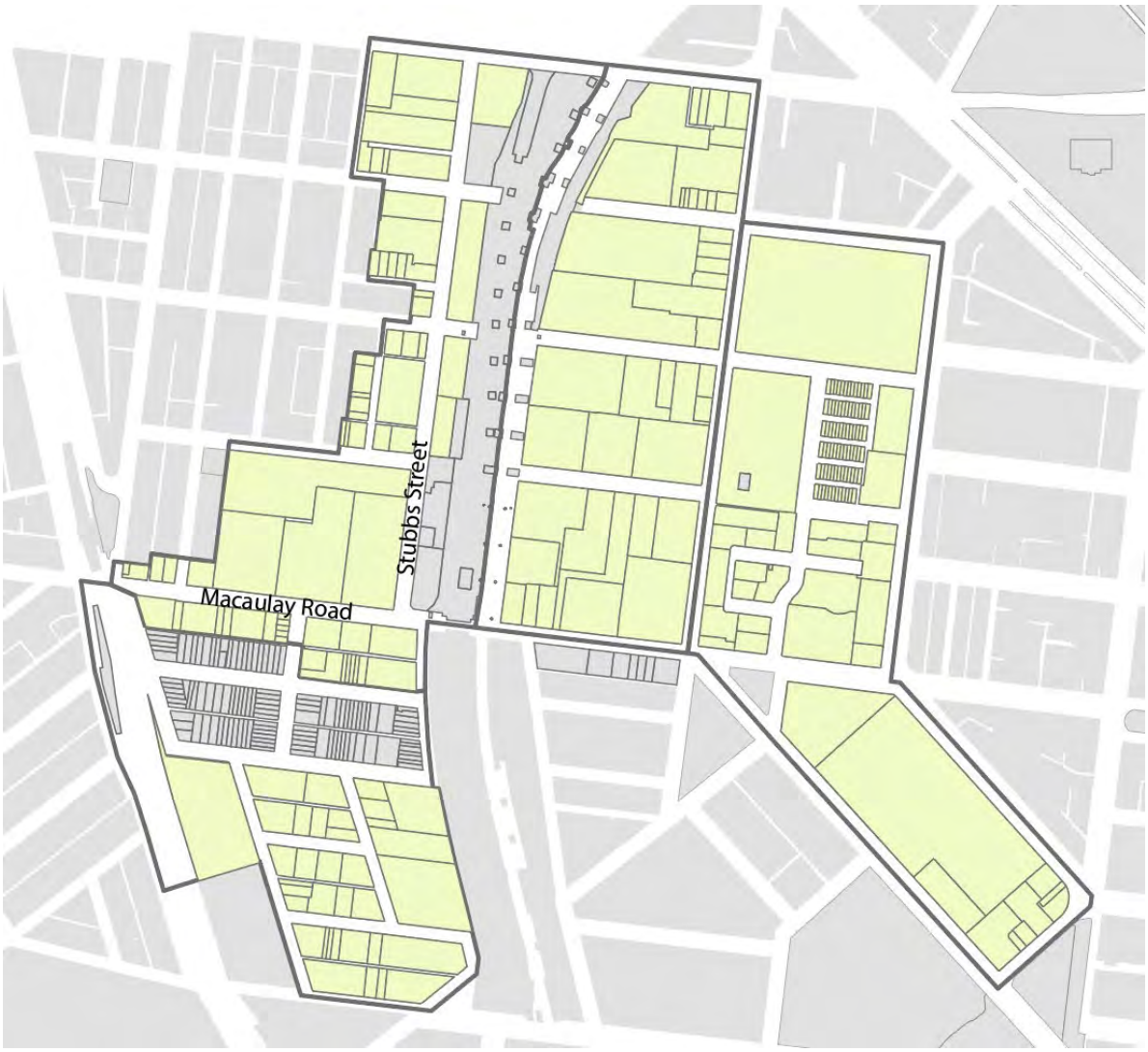
EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the City of Melbourne, which is the planning authority for this Amendment.

Land affected by the amendment

The Amendment applies to land within the Macaulay Structure Plan 2021 (the Structure Plan) area as shown on the map below:



What the amendment does

The Amendment implements the built form and land use directions of the Structure Plan by proposing to make the following changes to the Melbourne Planning Scheme:

- Rezone the Mixed Use Zone in the Structure Plan area to a Special Use Zone (SUZ8) to deliver a mix of land uses. The SUZ8:
    - Encourages a minimum 20 per cent of floor area as employment or other non-residential use
    - Mandates an affordable housing contribution of 3.8 per cent across all land uses
    - Manages land uses vulnerable to flooding by conditioning Section 1 and Section 2 uses and referring change of use applications to Melbourne Water in specified inundation overlay areas
    - Manages car parking provision by requiring car parking to be held in a single title
    - Varies the planning controls within activity centres to guide uses at ground floor and the location of larger format supermarkets
    - Manages the use and development of land in proximity to the APA high pressure gas pipeline.
- Delete Schedule 63 to the Design and Development Overlay and replace it with new schedules 75, 76, 77 and 78 (DDO75 – Boundary Precinct, DDO76 – Melrose Precinct, DDO77 – Chelmsford Precinct and DDO78 – Stubbs Precinct) to implement the built form controls and design recommendations of the Structure Plan. The new DDOs:
    - Include Design Objectives tailored to each precinct
    - Mandate Floor Area Ratios consistent with the Structure Plan
    - Identify discretionary building heights guided by Design Outcomes
    - Identify street wall heights – a combination of discretionary (guided by Design Outcomes) and mandatory (proposed adjacent to sensitive residential interfaces)
    - Identify discretionary upper level setbacks and side/rear setbacks guided by Design Outcomes
    - Control overshadowing of public open space and the public realm
    - Establish a new urban structure by identifying the location and width of new streets and laneways
    - Guide site layout by directing vehicle access and servicing
    - Identify floor to floor heights
    - Manage public interfaces by identifying areas for active frontages
    - Encourage high-quality design and design excellence.
- Introduce a new Schedule 16 to the Parking Overlay (PO16) that will:
    - Establish maximum parking rate of zero (exception for Consolidated Car Park)
    - Require adequate provision of bicycle parking and end-of-trip facilities
    - Require 100 per cent of spaces to be electric vehicle ready
    - Require 5 per cent car share spaces
    - Require 5 per cent accessible spaces.

- Amend Schedule 2 to the Development Contributions Plan Overlay (DCPO2) to include development contributions rates for Residential (Residential Development Infrastructure Levy $10,836.96 per dwelling and Residential Community Infrastructure Levy $1,225.00 per dwelling), Commercial ($166.69 per sqm of GLFA) and Retail ($195.92 per sqm of GLFA).

- Extend the DCPO2 to additional land south of Macaulay Road.

- Amend the Schedule to Clause 66.04 to include Melbourne Water as a determining referral authority for relevant applications under the new Schedule 8 to the SUZ8.

- Amend the Schedule to Clause 66.06 to provide notice of permit applications to the owner or operator of the high pressure gas transmission pipeline.

- Amend the Schedule to Clause 72.04 to include new incorporated documents titled:

    - *Macaulay – Stubbs and Boundary Precincts - New and Widened Streets and Laneways - Alignments and Cross-Sections, June 2022*

    - *Macaulay Urban Renewal Precinct Development Contributions Plan, May 2022*

- Amends the Schedule to Clause 72.08 to include new background documents titled:

    - *Macaulay Structure Plan 2021*

    - *Macaulay Off-Street Car Parking Plan 2022*

Strategic assessment of the amendment

Why is the amendment required?

The City of Melbourne adopted the *Arden-Macaulay Structure Plan* in 2012 to guide future growth and development. It identified the preferred land use, building design, open space, transport and infrastructure outcomes to deliver a thriving and liveable precinct.

Since adopting the 2012 structure plan, there have been changes to the planning context affecting the area. When approving Amendment C190, which implemented the 2012 structure plan, the Minister for Planning asked Council to review a number of matters. In response to these changes and the Minister's request, the Structure Plan:

- Maintains the vision for future growth and development from the 2012 structure plan as a mixed-use, mid-rise precinct.

- Sets out how the precinct will accommodate population growth, manage land use and development, enhance movement and access, and increase the quantity and quality of open space.

The Structure Plan applies to an area of approximately 90 hectares to the north-west of the Central City and incorporating parts of Kensington and North Melbourne, which is designated in *Plan Melbourne* as a major urban renewal precinct.

Future Melbourne Committee endorsed the Structure Plan in November 2021.

Amendment C417 implements the land use and built form directions of the Structure Plan by:

- Rezoning of some areas currently Mixed Use Zone or Commercial 1 Zone to a specifically crafted Schedule to the Special Use Zone (SUZ8) to support a genuine mix of uses in Macaulay. Minimum employment floor space requirements are included in SUZ8 to support a greater mix of commercial/retail uses to deliver the target of 9500 jobs in Macaulay by 2050.

- Delivering three activity centres within Macaulay, one on Macaulay Road and two on Boundary Road, through encouraging active uses at street level.

- Requiring a 3.8 per cent affordable housing to deliver around 425 affordable dwellings in Macaulay.

- Including conditions in the land use table of the SUZ8 and referral to Melbourne Water for land uses vulnerable to flooding to enable consideration of changes in land use in areas covered by a Land Subject to Inundation Overlay or Special Building Overlay.

- Identifying four distinct sub-precincts: Boundary, Melrose, Chelmsford and Stubbs. New Floor Area Ratio (FAR) and built form controls will ensure that development responds to the vision and design objectives for each sub-precinct. These controls include mandatory maximum floor area ratios, preferred maximum building heights and some mandatory street wall heights to ensure a contextual response and diversity of buildings types.

- Encouraging sustainable transport and more efficient use of unused parking spaces in Macaulay through maximum parking requirements in PO16.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives in section 4(1) of the *Planning and Environment Act 1987* (the Act) in particular:

- To provide for the fair, orderly, economic and sustainable use, and development of land.

- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

- To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

- To facilitate the provision of affordable housing in Victoria.

- To balance the present and future interests of all Victorians.

The amendment will provide for the orderly use and development of Macaulay consistent with these objectives.

How does the amendment address any environmental, social and economic effects?

It is expected that the amendment will have positive environmental, social and economic outcomes for Melbourne. The Amendment aims to ensure that Macaulay is supported by well-designed growth for housing and employment, while retaining its distinctive neighbourhood character within the framework established by the Structure Plan.

Environmental Effects

The Amendment acknowledges the existing environmental conditions of the land and seeks to protect the community of the future by applying appropriate planning controls. A mix of uses will support local living, reducing the need for travel to access services. The Amendment supports improvements to the public realm, such as increased street tree planting and integration of water sensitive urban design that will support biodiversity and climate change adaptation. High quality development is encouraged to provide sustainable building design. Car parking requirements discourage car dependence, and improved footpaths and bicycle lanes will encourage more sustainable forms of travel such as walking and riding bikes.

Social Effects

The Amendment recognises the distinctive neighbourhood character of the places which make up Macaulay, and supports the community's aspirations for the varied local character of the area by introducing appropriate built form and land use planning controls. It includes the provision of affordable

housing, which will assist in providing a housing supply that meets demand and enhances diversity and inclusion within the community.

Limited space is available for nature conservation, larger events, informal uses such as picnics and social gatherings, or a range of recreation such as outdoor fitness equipment and open grassed areas, when considering the size of the future population of Macaulay. The Amendment proposes to include or accommodate future provision of open spaces as well as community infrastructure in the Macaulay Urban Renewal Precinct Development Contributions Plan (Macaulay DCP).

Economic Effects

The Amendment will support a growing number of residents and workers and facilitate a range of business and employment opportunities, through the application of the Special Use Zone and strengthening of activity centres.

Does the amendment address relevant bushfire risk?

The Amendment affects land within inner metropolitan Melbourne which is not a bushfire prone area.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes made under section 7(5) of the Act and Ministerial Direction 11: Strategic Assessment Guidelines under section 12(2) of the Act.

Ministerial Direction 1: Potentially Contaminated Land

The Amendment is consistent with Ministerial Direction 1: Potentially Contaminated Land by triggering, through the proposed Schedule 8 to the Special Use Zone, a Preliminary Site Investigation of potentially contaminated land for those land uses that are not sensitive uses, secondary schools, or a children's playground. This applies to land covered by the Environmental Audit Overlay.

Ministerial Direction 9: Metropolitan Strategy

The Amendment has been prepared with regard to Ministerial Direction 9: Metropolitan Strategy which refers to Plan Melbourne 2017-2050 (Plan Melbourne). The Amendment implements the following key policy directions outlined in Plan Melbourne, which are relevant to this major urban renewal precinct:

Policy 1.1.1 Support the central city to become Australia's largest commercial and residential centre by 2050

Policy 1.1.2 Plan for the redevelopment of major urban renewal precincts in and around the central city to deliver high-quality, distinct and diverse neighbourhoods offering a mix of uses

Policy 1.3.1 Plan for and facilitate the development of urban renewal precincts

Policy 1.3.2 Plan for new development and investment opportunities on the existing and planned transport network

Policy 2.1.2 Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport

Policy 2.2.2 Direct new housing and mixed-use development to urban renewal precincts and sites across Melbourne

Policy 2.3.1 Utilise government land to deliver additional social housing

Policy 2.3.3 Strengthen the role of planning in facilitating and delivering the supply of social and affordable housing

Policy 2.3.4 Create ways to capture and share value uplift from rezonings

Policy 2.4.1 Support streamlined approval processes in defined locations

Policy 2.4.2 Facilitate the remediation of contaminated land, particularly on sites in developed areas of Melbourne with potential for residential development

Policy 2.5.1 Facilitate housing that offers choice and meets changing household needs

Policy 3.3.1 Create pedestrian-friendly neighbourhoods

Policy 3.3.2 Create a network of cycling links for local trips

Policy 4.1.1 Support Melbourne's distinctiveness

Policy 4.1.2 Integrate place-making practices into road-space management

Policy 4.2.2 Support the growth and development of Melbourne's cultural precincts and creative industries

Policy 4.3.1 Promote urban design excellence in every aspect of the built environment

Policy 4.4.1 Recognise the value of heritage when managing growth and change

Policy 4.4.2 Respect and protect Melbourne's Aboriginal cultural heritage

Policy 5.1.1 Create mixed-use neighbourhoods at varying densities

Policy 5.2.1 Improve neighbourhoods to enable walking and cycling as a part of daily life

Policy 5.4.1 Develop a network of accessible, high-quality, local open spaces

Policy 6.1.1 Improve energy, water and waste performance of buildings through environmentally sustainable development and energy efficiency upgrades

Policy 6.3.2 Improve alignment between urban water management and planning by adopting an integrated water management approach

Policy 6.4.1 Support a cooler Melbourne by greening urban areas, buildings, transport corridors and open spaces to create an urban forest

Policy 6.5.2 Protect and enhance the health of urban waterways

The requirements of Ministerial Direction 9 are met, as follows:

- The above listed aspects of the Metropolitan Planning Strategy, being Plan Melbourne, are relevant to this amendment.
- Plan Melbourne affects the amendment by providing key policy directions to be implemented through the plan.
- The amendment is consistent with the directions and policies in Plan Melbourne.
- The amendment supports, gives effect to and assists in the implementation of Plan Melbourne by meeting the relevant policies listed above.
- The amendment will not compromise the implementation of Plan Melbourne.

Ministerial Direction - Preparation and Content and Reporting Requirements for Development Contributions Plans

The Minister for Planning approved an interim Development Contributions Plan Overlay (DCPO2) for the Macaulay precinct under Amendment C295, later extended under Amendment C389 to the Melbourne Planning Scheme. These interim measures are in place until 30 June 2022 or until extended or until otherwise replaced by permanent controls.

A development contributions plan has been prepared for Macaulay and is an important component of this amendment package. The Macaulay DCP:

- Outlines projects required to ensure future residents, visitors and workers within Macaulay can be provided with timely access to the community and development infrastructure necessary to support a future mixed-use area.

- Establishes a framework for development proponents to make a financial contribution towards the cost of identified infrastructure projects.

- Ensures that the cost of providing new infrastructure is shared equitably between development proponents and the wider community.

- Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects.

- Provides developers, investors and local communities with certainty about development contribution requirements and how they will be administered.

The Macaulay DCP has been prepared in accordance with the Ministerial Direction.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports and implements the following clauses of the Planning Policy Framework (PPF):

- 11.01-1R Settlement – Metropolitan Melbourne: Focus investment and growth in places of state significance, including Macaulay.

- 11.02-1S Supply of urban land: To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

- 11.02-2S Structure planning: To facilitate the orderly development of urban areas.

- 13.01-1S Natural hazards and climate change: To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

- 13.03-1S Floodplain management: To assist the protection of: Life, property and community infrastructure from flood hazard.

- 13.07-1S Land use compatibility: To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

- 15.01-1S Urban design: To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

- 15.01-1R Urban design – Metropolitan Melbourne: To create a distinctive and liveable city with quality design and amenity.

- 15.01-2S Building design: To achieve building design outcomes that contribute positively to the local context and enhance the public realm. Policy documents to consider as relevant:

    - Policy document: Urban Design Guidelines for Victoria (DELWP 2017)

    - Policy document: Apartment Design Guidelines for Victoria (DELWP 2017)

- 15.01-4S Healthy neighbourhoods: To achieve neighbourhoods that foster healthy and active living and community wellbeing.

- 15.01-4R Healthy neighbourhoods – Metropolitan Melbourne: To create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

- 15.02-1S Energy and resource efficiency: To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

- 16.01-1S Housing supply: To facilitate well-located, integrated and diverse housing that meets community needs.

- 16.01-2S Housing affordability: To deliver more affordable housing closer to jobs, transport and services.

- 17.01-1R Diversified economy: Plan for the redevelopment of Major Urban-Renewal Precincts in and around the Central City to deliver high-quality, distinct and diverse neighbourhoods offering a mix of uses.

- 17.01-2S Innovation and research: To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

- 17.02-1S Business: To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

- 18.01-1S Land use and transport planning: To create a safe and sustainable transport system by integrating land use and transport.

- 18.01-1S Transport system: To coordinate development of all transport modes to provide a comprehensive transport system.

- 18.02-1S Sustainable personal transport: To promote the use of sustainable personal transport.

- 18.02-2S Public Transport: To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.

- 19.01-3S Pipeline infrastructure: To ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment.

- 19.02-6S Open space: To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community

- 19.03-1S Development and infrastructure contributions: To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

The Amendment supports and implements these elements of the PPF. This is demonstrated by the Amendment:

- Supplying urban land for a mix of uses.

- Facilitating the orderly development of the precinct.

- Ensuring land uses are appropriately facilitated, having regard to existing sensitive interfaces.

- Providing clear urban design guidance and creation of four distinct sub-precincts within Macaulay, including high quality built form outcomes.

- Facilitating 20 minute neighbourhoods with minimal car dependency.

- Providing housing, including affordable housing.

- Facilitating development of a key urban renewal precinct, including encouraging commercial uses and other non-residential uses.

- Providing protection of and compatibility with an existing high pressure gas pipeline.

- Establishing an integrated network of public open space.

- Facilitating the collection of development contributions.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment supports and implements the Local Planning Policy Framework of the Melbourne Planning Scheme, which acknowledges the strategic importance and potential of the Macaulay Urban Renewal area.

Specifically, the Amendment supports and implements the following clauses of the Local Planning Policy Framework:

- Clause 22.02 Sunlight to Public Spaces

This policy provides the planning parameters for ensuring sunlight access to public open spaces. It was reviewed as part of Amendments C278/C415 to the Melbourne Planning Scheme. These Amendments introduced a revised approach to protect sunlight access to parks, which is to:

  - Require winter sun access to all parks to support healthy living throughout the year.

  - Increase sunlight protection hours to 10am to 3pm in winter on 21 June, from the current 11am to 2pm on 21 September for people to be able to enjoy our parks for longer periods throughout the day.

  - Introduce a 'no additional overshadowing' control across the municipality, excluding the Hoddle Grid and Southbank.

  - In areas of growth, moderate the impact of 'no additional overshadowing', and allow limited overshadowing of parks in certain circumstances, using the existing controls in the Design and Development Overlay, in terms of street wall height or overall building height, as the basis for the sunlight control.

- Clause 22.19 Energy, water and waste efficiency

This policy establishes the City's ESD policy, and provides for application requirements that must be met, including preparation of waste management plans and environmentally sustainable design statements.

The policy steps out requirements for precinct-scale ESD in urban renewal areas:

> *In addition to the performance requirements set out at Clause 22.19-5, when developing land within any urban renewal area, the development should be capable of connecting to available and planned alternative district water supply, energy supply, waste collection and treatment systems.*
>
> *Developers of precincts or large sites are encouraged to install alternative district water supply, energy supply, waste collection and waste treatment systems.*

Note: This is currently being reviewed as part of draft Amendment C376 to the Melbourne Planning Scheme.

- Clause 22.26-2 Public open space contributions
  - To implement the City of Melbourne Open Space Strategy.

  - To identify when and where land contributions for public open space are preferred over cash contributions.

  - To ensure that in areas where a land contribution is preferred, land suitable for public open space is set aside as part of the design of a development so that it can be transferred to or vested in Council to satisfy the public open space contribution requirement under Clause 52.01.

  - The policy identifies Macaulay as an area where it is Council policy that land be contributed in lieu of cash under Clause 53.01.

Does the amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victoria Planning Provisions (VPP). The Special Use Zone is considered appropriate to achieve the intended future use and development outcomes for Macaulay.

The application of precinct specific Schedules to the Design and Development Overlays will ensure built form outcomes are aligned with the preferred character of each precinct and ensure developments provide maximum levels of amenity for future occupants.

The Parking Overlay is the appropriate tool to discourage the provision of on-site car parking on a site by site basis and encourage consolidated, publicly available carparks and to encourage a travel mode shift toward sustainable transport options.

The Development Contributions Plan Overlay is the appropriate tool to implement the Macaulay Development Contributions Plan by collecting contributions for transport, open space, public realm and drainage infrastructure, and community facilities.

How does the amendment address the views of any relevant agency?

Relevant agencies including Department of Environment Land Water and Planning, Melbourne Water, the Environmental Protection Agency and the APA Group have been informed of the contents of the Amendment. Further consultation seeking views of these agencies will be undertaken as part of formal exhibition.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment supports the vision statement, objectives and principles set out in the *Transport Integration Act 2010.* The amendment provides for the effective integration of transport and land use and will support access to future social and economic opportunities in Macaulay and the surrounding area.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment is expected to have limited impact on the resources and administrative costs of the responsible authority.

Where you may inspect this amendment

The amendment can be inspected free of charge at the [Insert Council name] website at [Insert Council's website]

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

[Insert Council's details]

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

[The following sections of the Explanatory Report are only applicable to exhibited amendments and should be removed at the adoption stage

Submissions

Any person who may be affected by the amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the amendment [and/or planning permit] must be received by [insert submissions due date].

A submission must be sent to: [insert Council's address]

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]]

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C417melb

INSTRUCTION SHEET

The planning authority for this amendment is the City of Melbourne.

The Melbourne Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 4 attached maps sheets.

Zoning Maps

1. Amend Planning Scheme Map No.4 in the manner shown on the 1 attached map marked "Melbourne Planning Scheme, Amendment C417".

Overlay Maps

2. Amend Planning Scheme Map No.4DDOPT3 in the manner shown on the 2 attached maps marked "Melbourne Planning Scheme, Amendment C417".

3. Amend Planning Scheme Map No.4DCPO in the manner shown on the 1 attached map marked "Melbourne Planning Scheme, Amendment C417".

4. Amend Planning Scheme Map No.4PO in the manner shown on the 1 attached map marked "Melbourne Planning Scheme, Amendment C417".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

5. In **Zones** –Clause 37.01, insert a new Schedule 8 in the form of the attached document.

6. In **Overlays** – Clause 43.02, insert new Schedule 75 in the form of the attached document.

7. In **Overlays** – Clause 43.02, insert new Schedule 76 in the form of the attached document.

8. In **Overlays** – Clause 43.02, insert new Schedule 77 in the form of the attached document.

9. In **Overlays** – Clause 43.02, insert new Schedule 78 in the form of the attached document.

10. In **Overlays** – Clause 43.02, delete Schedule 63.

11. In **Overlays** – Clause 45.06, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

12. In **Overlays** – Clause 45.09, insert new Schedule 16 in the form of the attached document.

13. In **General Provisions**– Clause 66.04, replace the Schedule with a new Schedule in the form of the attached document.

14. In **General Provisions**– Clause 66.06, replace the Schedule with a new Schedule in the form of the attached document.

15. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

16. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document

End of document

SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

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Shown on the planning scheme map as **SUZ8.**

MACAULAY

Purpose

To implement the vision in the *Macaulay Structure Plan 2021*.

To support a mix of retail, commercial, education, entertainment, creative and residential uses in Macaulay and facilitate the provision of affordable and diverse housing and community facilities.

To promote sustainable transport patterns, a less car dependent community and Consolidated Car Parking.

To encourage the provision of new public open spaces to meet the different needs of the growing community, providing multi-functional spaces for recreation, socialising, creative performances and rehearsal spaces, live music venues, stormwater management and precinct-level flood mitigation and drainage infrastructure.

To identify and plan for land uses vulnerable to flooding.

1.0 Table of uses

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Section 1 - Permit not required

Art gallery	Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2. Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.

Community care accommodation	Must meet the requirements of Clause 52.22-2. Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2. Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 exceeding 4 metres. Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Dependent person's unit	Must be the only Dependent person's unit on the lot. Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2. Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 2 animals. Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Dwelling (other than Bed and breakfast)	Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2. The total number of dwellings must not exceed 9. Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 exceeding 4 metres. Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Food and drink premises	The leasable floor area must not exceed 150 square metres (this does not apply to properties within the activity centres identified on Plan 1). Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.

Home based business **Informal outdoor recreation**	Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Medical centre	The gross floor area must not exceed 250 square metres. Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Museum	Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Office (other than Medical centre)	Must not have a ground floor frontage to properties within the retail cores identified on Plan 1 that exceeds 4 metres. Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres. Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Racing dog husbandry	Must be no more than two animals.
Railway-station	Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.

Residential aged care facility	Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2. Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 exceeding 4 metres. Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Rooming house	Must meet the requirements of Clause 52.23-2. Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2. Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 exceeding 4 metres Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Shop (other than Adult sex product shop and Supermarket)	The leasable floor area must not exceed 150 square metres (this does not apply to properties within the activity centres identified on Plan 1). Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Supermarket	Must be located within the activity centres identified on Plan 1. The leasable floor area must not exceed 1800 square metres. Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Tramway	Must not be located at or below the ground floor on land affected by the Land Subject to Inundation Overlay or the Special Building Overlay. Direct ground floor pedestrian access and egress must not be located within the Land Subject to Inundation Overlay or the Special Building Overlay.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Accommodation (other than Camping and caravan park, Community care accommodation, Corrective institution, Dependent person's unit, Dwelling, Host farm, Residential aged care facility, Residential village, Retirement village and Rooming house)	Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 exceeding 4 metres
Car park	
Child care centre	Must meet the requirements of Clause 2.0.
Community care accomodation – if the Section 1 condition is not met **Dependent person's unit – if the Section 1 condition is not met** **Domestic animal boarding**	Must meet the requirements of Clause 2.0.
Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Education centre (other than Child care centre, Primary school and Secondary school)	
Emergency services facility	Must meet the requirements of Clause 2.0.
Energy generation facility	Must meet the requirements of Clause 2.0.
Hospital	Must meet the requirements of Clause 2.0.
Industry (other than Rural industry and Transfer station)	Must not be a purpose listed in the table to Clause 53.10 except bakery, small goods production, manufacture of milk products and joinery with a leaseable floor area that does not exceed 500 square metres.
Leisure and recreation (other than Informal outdoor recreation, Motor racing track)	
Medical centre – if the Section 1 condition is not met	Must meet the requirements of Clause 2.0.
Place of assembly (other than Art gallery, Carnival, Circus, Museum and Place of worship)	

Primary school	Must meet the requirements of Clause 2.0.
Residential aged care facility – if the Section 1 condition is not met	
Residential village	
Retirement village	
Rooming house – if the Section 1 condition is not met	
Retail premises (other than Food and drink premises and Shop)	
Secondary school	Must meet the requirements of Clause 2.0.
Utility installation (other than Minor Installation and Telecommunications facility)	Must not be a purpose listed in the table to Clause 53.10.
Warehouse	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Airport
Animal production
Brothel
Camping and caravan park
Cemetery
Corrective institution
Earth and energy resources industry
Extractive industry
Freeway service centre
Host farm
Motor racing track
Rural industry
Saleyard
Transfer station

2.0 Use of land

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High Risk Land Uses in the Land Subject to Innundation Overlay or Special Building Overlay

High Risk Land Uses are defined as the following land uses: Dependent person's unit, Residential aged care facility, Residential village, Retirement village, Community care accommodation,

Rooming house, Primary school, Secondary school, Child care centre, Medical centre, Energy generation facility, Emergency services facility and Hospital.

Where a High Risk Land Use or the access and egress to a High Risk Land Use is:

- located in the LSIO or the SBO; and
- located at or below the ground floor

the site and access flood conditions for the 1% AEP event must not exceed the following threshold of flood safety within the mapped 1% AEP flood event (in accordance with the H1 hazard category within the *Australian Rainfall and Runoff 2019 Design Safety Assessment Curve*):

- Depth must be no greater than or equal to 0.3 metres: and
- Velocity must be no greater than or equal to 2 metres per second: and
- The product of depth multiplied by velocity must be no greater than or equal to 0.3m2 per second.

Use for Accommodation – Minimum floor area requirement for use other than Accommodation

Where a permit is required to use land for Accommodation, the development should include a minimum of 20 percent of net floor area allocated to a use other than Accommodation.

This requirement does not apply to:

- An application that seeks to increase the gross floor area of an existing development where the increase in floor area is to be allocated solely to a use other than Accommodation.
- An application for nine dwellings or less.

Use for Industry, Service station, Trade supply and Warehouse

Amenity of the neighbourhood

The use of land for an Industry, Service station, Trade supply or Warehouse must demonstrate that amenity impacts on the neighbourhood have been satisfactorily mitigated, including through management of the following:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

Application Requirements

An application must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects on the neighbourhood, including, traffic, rubbish removal and storage, the hours of delivery and despatch of goods and materials, hours of operation, air-borne emissions, emissions to land and water, light spill, glare and solar access.
- A response to any Macaulay precinct-wide waste management plan.
- An application to use land where the use or the access and egress to the use is located in the Land Subject to Inundation Overlay or the Special Building Overlay and the use or the access and egress to the use is located at or below the ground floor, (excluding the uses Water retarding basin, Sign and Natural systems), must be accompanied by the following:
    - A survey of relevant ground levels, to Australian Height Datum, undertaken by a licensed surveyor.
    - A survey of finished floor levels of any existing and proposed buildings to Australian Height Datum, undertaken by licensed surveyor.

  - Natural ground levels along access routes to flood free land (as indicated by the Land Subject to Innundation Overlay and Special Building Overlay) to Australian Height Datum, undertaken by a licensed surveyor.The access route includes access along any relevant government road to the property and to the location of the proposed use.
  - The layout of all existing and proposed buildings and works, including internal works and building access and egress points and how this addresses risk and vulnerability such as access and protection.
  - Details of how the site access and egress addresses safety during a flooding event.
  - Details and longitudinal sections of entry points including but not limited to basement access ramps, drainage particulars, egress locations and levels, where sub-ground level structures are proposed.
- An application to use land for Accommodation must be accompanied by a report that addresses:
  - How the proposal meets the minimum non-accommodation floor area requirements specified in this Schedule.
  - How the proposal contributes to the employment target of 9500 workers by 2050 for the Macaulay Precinct.
- An application to use land for Accommodation, Education centre or Hospital must be accompanied by the following:
  - A written description of the likely impacts of adjacent and nearby existing Industry, Trade supply, Service station or Warehouse land uses, including noise levels, rubbish removal and storage, the hours of delivery and despatch of goods and materials, hours of operation and light spill.
  - An Amenity Impact Plan, which includes:
    - A plan identifying the type and nature of adjacent existing industry, service station, trade supply or warehouse uses.
    - An assessment of the impact of the proposed sensitive use on the existing use.
    - Measures to mitigate potential amenity impacts from the existing use.
- An application to use land for Industry, Service station, Trade supply or Warehouse must be accompanied by the following:
  - The type and quantity of materials and goods to be stored, processed or produced.
  - Whether a Development License, Operating License, Permit or Registration is required from the Environment Protection Authority.
  - Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
  - How land not required for immediate use is to be maintained.
  - Any proposed mitigation measures to manage likely effects on the neighbourhood.

Exemption from notice and review

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, where the use permit requirement only arises by the land being affected by the Land Subject to Inundation Overlay or Special Building Overlay.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the land use(s) supports the development of Macaulay as a mixed use precinct.
- Whether the land use(s) supports the land use vision of the sub-precinct.
- If Dwellings are proposed, whether the proposal provides a diverse mix of dwelling sizes, including number of bedrooms.
- The likely effects on the neighbourhood, including traffic, rubbish removal and storage, the hours of delivery and despatch of goods and materials, hours of operation, air-borne emissions, emissions to land and water, light spill, glare, solar access and any other likely off site amenity impacts.
- An application for a use where the use or the access and egress to the use is located in the Land Subject to Innundation Overlay or the Special Building Overlay and the use or the access and egress to the use is located at or below the ground floor, excluding the uses Water retarding basin, Sign and Natural systems:
    - The views of the relevant water authority.
- If Retail is proposed, whether the use will adversely impact on the ability to establish retail focal points in the activity centres identified on Plan 1.
- For properties with a frontage in the activity centres identified on Plan 1, how the ground floor land uses support the establishment of the activity centres.
- The impact the proposal has on the realisation of the employment targets for the Macaulay Precinct being 9500 workers by 2050.
- Where the development proposes to provide a lower percentage of non-accomodation floor area than specified in this Schedule:
    - The extent of ongoing employment opportunities provided by the proposed accommodation use, for example, Residential hotel.
    - The community benefit associated with the proposed Accommodation use, for example, Community care accommodation, Residential aged care facility or Rooming house.
    - Whether the provision of the minimum non-accommodation floor area requirement results in a negligible proportion of the required floor area being splintered onto a separate floor, resulting in an impractical building design.
    - Whether there are any site constraints that limit the ability to accommodate the minimum non-accomodation floor area requirement.
    - Whether the commercial use provided is an affordable workspace or creative industry workspace.
    - Whether community infrastructure is provided in the development.
    - Whether car parking in the development is provided as Consolidated Car Parking which, for the purposes of this Schedule, is defined as a carpark that meets all of the following requirements:
        - Is held in single ownership.
        - Is available for shared usage by a catchment larger than the site on which the car parking is provided.
        - Is managed in accordance with a car parking plan that is to the satisfaction of the responsible authority.
- If Accommodation, Education centre or Hospital is proposed, whether the Amenity Impact Plan incorporates appropriate measures to mitigate against adverse amenity impacts from the existing uses, where relevant.
- If Industry, Service station, Trade supply or Warehouse is proposed:
    - Whether the use is compatible with adjoining and neaby land uses and the impact of the proposal on the amenity of the urban renewal of Macaulay.

- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.
- Whether the proposed use provides services to the construction industry and supports urban renewal of the area.

- The impact of the proposal on the high pressure gas pipeline if within the 'high pressure gas transmission pipeline measurement length' shown on Plan 2.

3.0 Subdivision

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Proposed C417

Requirements

A permit is required to subdivide land.

An application to subdivide land, whether or not in accordance with an approved development, must ensure that all car parking is retained in a single title as common property. This requirement does not apply to an enclosed garage forming part of a townhouse.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2

VicSmart applications

Subject to Clause 71.06, and application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change	Clause 59.01.

Subdivide land into lots each containing an existing building where: ▪ The builidngs or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certification of final inspection has been issued under the Builidng Regulations in relation to the builidngs within 5 years prior to the application for a permit for subdivision	Clause 59.02
Subdivide land into 2 lots if: ▪ The construction of a building or the construction or carrying out of works on the land: - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. - Has started lawfully. - The subdivision does not create a vacant lot.	Clause 59.02

Public Open Space Equalisation Provision

If the land to be subdivided is identified at Table 10 of the *Macaulay Development Contributions Plan, May 2022* to include an area or areas of Public Open Space that in total area exceeds the percentage specified as the Public Open Space contribution for the land as set out in Clause 53.01 (Additional Land):

- The owner must transfer to Melbourne City Council (Council), at no cost, all of the land in the proposed subdivision identified at Plan 2 in the *Macaulay Development Contributions Plan, May 2022* as new public open space (credited), including any Additional Land; and
- The Council must make an equalisation payment to the owner for the Additional Land, at a time and in a manner agreed to by the parties.

If the land to be subdivided is required by the *Macaulay Development Contributions Plan, May 2022* to include an area or areas of Public Open Space that in total area is less than the percentage specified as the Public Open Space contribution required for the land to be subdivided in Clause 53.01:

- The owner must transfer to the Council at no cost all of the land in the proposed subdivision identified in the *Macaulay Development Contributions Plan, May 2022* as Public Open Space; and.
- The owner must make an Equalisation payment to Council.

An Equalisation payment is a payment equal to the difference between the amount of actual land being transferred as Public Open Space (as a percentage of the land to be subdivided) to Council and the percentage identified as the Public Open Space contribution for the land to be subdivided in Clause 53.01 which must be paid at a time and in a manner required by Council.

Costs associated with the transfer or vesting of public land

The costs associated with effecting the transfer or vesting of land required for community facilities, public open space or road widening must be borne by the permit holder.

Standard of open space on transfer to municipal council

Prior to Statement of Compliance, all public open space and any drainage reserves which are to be provided to Melbourne City Council must be finished to a standard that satisfies the requirements of Melbourne City Council prior to the provision of the public open space, including:

- Confirmation of suitability for use as public open space without the need for onerous ongoing management of contamination issues.

- Removal of all existing, disused structures, foundations, pipelines and stockpiles.
- Clearing of rubbish, environmental weeds and rocks.
- Levelled, top soiled and grassed with warm climate grass.
- Provision of water tapping, potable, and where available recycled, water connection points.
- Sewer, gas and electricity connection points to land, as appropriate.

Application Requirements

An application for a permit must be accompanied by the following as appropriate, to the satisfaction of the responsible authority:

- A layout plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location of any existing builidngs, car parking and private open space.
  - The location, shape and size of the proposed lots to be created.
  - The location of any easement on the subject land.
  - The location of abutting roads, services, infrastructure and street trees.
  - Any proposed common property to be owned by a body corporate and the lots participating in the body corporate.
  - Any proposed road reserve consistent with any relevant cross-section identified in the incorporated *Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways - Alignments and Cross-sections, June 2022*.
- A plan or written response demonstrating how the subdivision makes provision for the alignment, width and typology of new and widened streets, laneways, arcades idenfieid in Plan 1 of this Schedule and as outlined in incorporated *Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways - Alignments and Cross-sections, June 2022*.
- Information that demonstrates how the subdivision will allow for the transition of car parking spaces to alternative uses over time.
- A public infrastructure plan which addresses the following:
  - What land may be affected by or required for the provision of infrastructure works.
  - The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
  - What, if any, infrastructure set out in the development contributions plan applying to the land is sought to be provided as “works in kind” subject to the consent of the collecting agency.
  - The provision of public open space, and land and gross floor area for any community facilities.
  - The mechanisms for transfer of land identified as required for public open space, infrastructure and community facilities.
  - Any other matter relevant to the provision of public infrastrure required by the responsible authority or other servicing authority.

Exemption from notice and review

An application for subdivision of the land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision Guidelines

Before deciding on a permit application under this Schedule the responsible authority must consider as appropriate:

- Whether the subdivision appropriately responds to the urban structure shown on Plan 1 of this Schedule.

- The appropriateness of the location and function of public reserves, road reserves and other public spaces.
- How any proposed public roads integrate with the surrounding road network.
- Whether the subdivision will facilitate the future adaptation or repurposing of proposed car parking.
- Whether the subdivision delivers Consolidated Car Parking.
- Whether the subdivision provides for the necessary utilities infrastructure to service the development of the subdivided parcels and allows for shared trenching and basement utilities.
- Whether any proposed staging of development is appropriate.
- Whether the proposal supports the delivery of the cross-sections identified in the incorporated *Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022* where relevant.
- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.
- The contribution the proposed subdivision makes to a fine grain precinct, and pedestrian and bicycle permeability.

4.0 Buildings and works

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Proposed C417

Permit requirement

A permit is not required to:

- Construct a building or construct or carry out works to provide access for persons with disabilities that comply with applicable legislative requirements to the satisfaction of the responsible authority.
- Construct a building or construct or carry out works by or on behalf of Melbourne Parks and Waterways or Parks Victoria under the *Water Industry Act 1994*, the *Water Act 1989*, the *Marine Act 1988*, the *Port of Melbourne Authority Act 1958*, the *Parks Victoria Act 1998* or the *Crown Land (Reserves) Act 1978*.
- Construct a building or construct or carry out works for Railway station purposes.
- Construct a building or construct or carry out works for bus and tram shelters required for public purposes by or for the Crown or a public authority in accordance with plans and siting to the satisfaction of the responsible authority.
- Construct a building or construct or carry out works for information booths and kiosks required for public purposes by or for the Crown, a public authority or the City of Melbourne.
- Install decorations, gardens and planting required for public purposes by or for the Crown, a public authority or the City of Melbourne.
- Externally alter a building by making changes to the glazing of an existing window and the new/modified window has no more than 15 per cent reflectivity.
- Construct or carry out works normal to a dwelling.

Gas pipeline construction management plan required whether or not a permit is required

Prior to the commencement of any works, including demolition, on land within 65 metres of the high pressure gas pipelines depicted as radiation contour on Plan 2 of this Schedule, a construction management plan must be submitted to and approved by the responsible authority. The plan must meet all of the following:

- Prohibit the use of mechanical excavation or horizontal directional drills unless otherwise agreed by the owner/operator of the high-pressure gas pipeline.
- Include details of the works required to protect the high-pressure gas pipeline, if the owner/operator of the high-pressure gas pipeline considers necessary.

- Be endorsed by the owner/operator of the high-pressure gas transmission pipeline prior to being submitted to the responsible authority.

The construction management plan must be implemented to the satisfaction of the responsible authority.

The construction management plan may be amended to the satisfaction of the responsible authority.

Requirements – motorcycle

Where car parking is proposed, the following motorcycle parking spaces should be provided, unless the responsible authority agrees to a lesser number.

- A minimum of 1 motorcycle space per 40 car parking spaces.

Requirements – bicycle parking

Development must provide bicycle parking in accordance with **Table 3**, unless the responsible authority agrees to a lesser number.

The bicycle parking rates at **Table 3** supersede the relevant parking rate specified at Clause 52.34.

Table 3 Bicycle parking

Type of development	Rate Requirement	Facility Requirement
Bicycle parking		
New Dwelling.	A minimum of 1 secure bicycle space per bedroom. 2 secure visitor bicycle spaces per 5 dwelling.	None specified.
New Retail or Office development including buildings and works which result in more than 1000sqm additional gross floor area.	A minimum of 1 secure employee bicycle space per 100sqm of net floor area. 1 secure bicycle visitor space per 100sqm of net floor area, with a minimum of 4 visitor spaces provided.	If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter. 1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room. If 20 or more employee bicycle spaces are required, personal lockers are to be provided with each bicycle space required. If more than 30 bicycle spaces are required, then a change room must be provided with direct access to each shower. The change room may be a combined shower and change room.

Type of development	Rate Requirement	Facility Requirement
New Place of assembly, Minor sports and recreation facility or Education centre development including buildings and works which result in more than 1000sqm additional gross floor area.	A minimum of 1 secure employee bicycle space per 100sqm of net floor area. 1 secure bicycle visitor space per 100sqm of net floor area, with a minimum of 8 visitor spaces provided.	If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter. 1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room. If 20 or more employee bicycle spaces are required, personal lockers are to be provided with each bicycle space required. If more than 30 bicycle spaces are required, then a change room must be provided with direct access to each shower. The change room may be a combined shower and change room.

Requirement as to affordable housing

The owner of the land must make an Affordable Housing Contribution before the occupation of either of the following:

- Any new building having a gross floor area of more than 800 square metres.
- Any refurbished building having an additional gross floor area of more than 800 square metres.

The Affordable Housing Contribution is any one of the following:

- The sale of dwellings comprising at least 3.8% of the gross floor area of the building.
- The sale of dwellings comprising of an alternative mix of GFA contribution and market value discount of an equivalent value as agreed to by Council.
- A monetary contribution to Council of an equivalent value as agreed to by Council.

If in calculating the number dwellings the result is not a whole number, the number is to be rounded up to the nearest whole number.

The Affordable Housing Contribution must be delivered by one of the following options:

- If the Affordable Housing Contribution is as a sale of dwellings, transferred to an agency, a body or a person which provides affordable housing to Registered Housing Agencies under the Housing Act 1983.
- If the Affordable Housing Contribution is a monetary contribution, the contribution is to be provided to Council.
- Any other model that provides for Affordable Housing, subject to the satisfaction of Council.

This requirement does not apply if there is an agreement with Melbourne City Council under Section 173 of the Planning and Environment Act 1987, which is recorded in the Register of Titles, for the provision of affordable housing on the land.

A permit to construct a building(s) to which this requirement applies must include a condition to this effect.

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct of extend one dwelling on a lot of less than 300 square metres.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct an outbuilding or extend a dwelling if the development: ▪ Does not exceed a building height of 5 metres. ▪ Is not visible from the street (other than a lane) or a public park. ▪ Meets the requirements in the following standards of Clause 54: - A10 Side and rear setbacks. - A11 Walls on Boundaries. - A12 Daylight to existing windows. - A13 North-facing windows. - A14 Overshadowing open space. - A15 Overlooking. For the purpose of this class of VicSmart application, the Clause 54 standards specified above are mandatory.	Clause 59.14

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person's unit on a lot.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential buildings.	Clause 59.03

Requirements of Clause 54 and Clause 55

If a different requirement is not specified in this schedule, the requirements set out in the relevant standard of Clause 54 or Clause 55 applies.

Residential aged care facility

Permit requirements

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of of this Schedule.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works where: ▪ The building or works are not associated with a dwelling, primary school or secondary school and have an estimated cost of up to $100,000; or ▪ The building or works are associated with a primary school or secondary school and have an estimated cost of up to $500,000; and ▪ The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes: – A10 Side and rear setbacks. – A11 Walls on boundaries. – A12 Daylight to existing windows. – A13 North-facing windows. – A14 Overshadowing open space. – A15 Overlooking. For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.	Clause 59.04

Buildings on lots that abut another residential zone

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone or Neighbourhood Residential Zone, must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary. This does not apply to a building or works for a residential aged care facility.

Application Requirements

An application to construct a building or construct or carry out works must be accompanied by the following information as appropriate, to the satisfaction of the responsible authority:

- A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- Plans drawn to scale and dimensioned which show:
  - The layout of proposed buildings and works.
  - An elevation of the building design and height.
  - Setbacks to property boundaries.
  - All proposed access, pedestrian areas and bicycle parking facilities.
  - All proposed driveway, car parking, service and loading areas.
  - Existing vegetation and proposed landscape areas.
  - The location of easements and services.
  - Any proposed road reserve consistent with any relevant cross-section identified in the incorporated *Macaulay – Stubbs and Boundary Precincts New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*.
  - Any proposed laneway or through block link.
- An application to construct a building or construct or carry out works associated with the use of land for Accommodation, Hospital, Education centre (other than

Tertiary institution), within the Vibration Buffer of a distance of 20 metres from a railway track, must be accompanied by a vibration assessment report prepared by a suitably qualified consultant to consider the vibration impact from the rail corridor on the future development of the land.

- An application to construct a building or construct or carry out works associated with the new or existing use of the land for Minor sports and recreation facility, Retail premises, Office, Industry or Warehouse, on land affected by the Environmental Audit Overlay, must be accompanied by a Preliminary Site Investigation (PSI) prepared by a suitably qualified environmental consultant in accordance with *National Environment Protection (Assessment of Site Contamination) Measure* (National Environment Protection Council, 1999).

  The PSI must make a recommendation as to:

  - The likelihood of contamination and its potential to affect the planning proposal.
  - Whether a risk-based remediation or management strategy can be derived or further investigation (such as an audit) is recommended.
- A Public Infrastructure Plan which addresses the following to the satisfaction of the responsible authority:
  - What land may be affected by or required for the provision of infrastructure works.
  - The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
  - What, if any, infrastructure set out in the development contributions plan applying to the land is sought to be provided as "works in kind" subject to the consent of the collecting agency.
  - The provision of public open space, and land and gross floor area for any community facilities.
  - If the property is identified as an indicative location for a community building project in Figure 6 (Community Facilities Infrastructure Location) from the *Macaulay Development Contribution Plan, May 2022*, what community facility is proposed utilising the available budget referenced in Table 10 (Infrastructure Levy Calculation by Infrastructure Item) from the Macaulay Development Contribution Plan.
  - Any other matter relevant to the provision of public infrastructure required by the responsible authority or other servicing authority.
- A description of any proposed upgrading of adjacent footpaths or laneways to the satisfaction of the responsible authority.
- If an Affordable Housing Contribution is required under this Schedule, a statement describing the quantum of the contribution and its delivery.

Exemption from notice and review

None specified.

Decision Guidelines

Before deciding on an application under this Schedule the responsible authority must consider, as appropriate:

- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots.
- Whether the buildings and works appropriately respond to the existing, new and widened streets, laneways, arcades, open spaces and block structure depicted in Plan 1 of this Schedule and outlined in the *Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*.

- Ensure new sensitive land uses and development include measures to mitigate potential amenity impacts from existing and established industrial uses.
- If dwellings are proposed, whether the proposal provides a diverse mix of dwelling sizes, including the number of bedrooms.
- For properties within the activity centres identified in Plan 1 to this Schedule, whether the proposal delivers an activated ground floor.
- How the proposal contributes to establishing sustainable transport as the primary mode of transport through integrated walking and cycling links.
- The design and location, accessibility and security (i.e. suitable lighting, locking devices) of bicycle facilities.
- Whether the development supports the delivery of public spaces, public infrastructure and infrastructure related to the proposed High Capacity Public Transport Capable Corridor, as depicted in the *Macaulay Structure Plan, 2021*.
- Whether the proposal supports the delivery of the cross-sections identified in the incorporated *Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*, where relevant.
- For as single dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For an apartment development of five or more storeys, excluding a basement, the objective, standards and decision guidelines of Clause 58.
- If the property is identified as an indicative location for a community building project in Figure 6 (Community Facilities Infrastructure Location) from the *Macaulay Development Contribution Plan, May 2022*, whether a community building project has been proposed to the satisfaction of the responsible authority.

5.0 Signs

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Proposed C417

Sign requirements are at Clause 52.05. All land located within SUZ8 is in Category 3 except for properties within the activity centres identified on Plan 1 which-are Category 1.

6.0 Referral of applications

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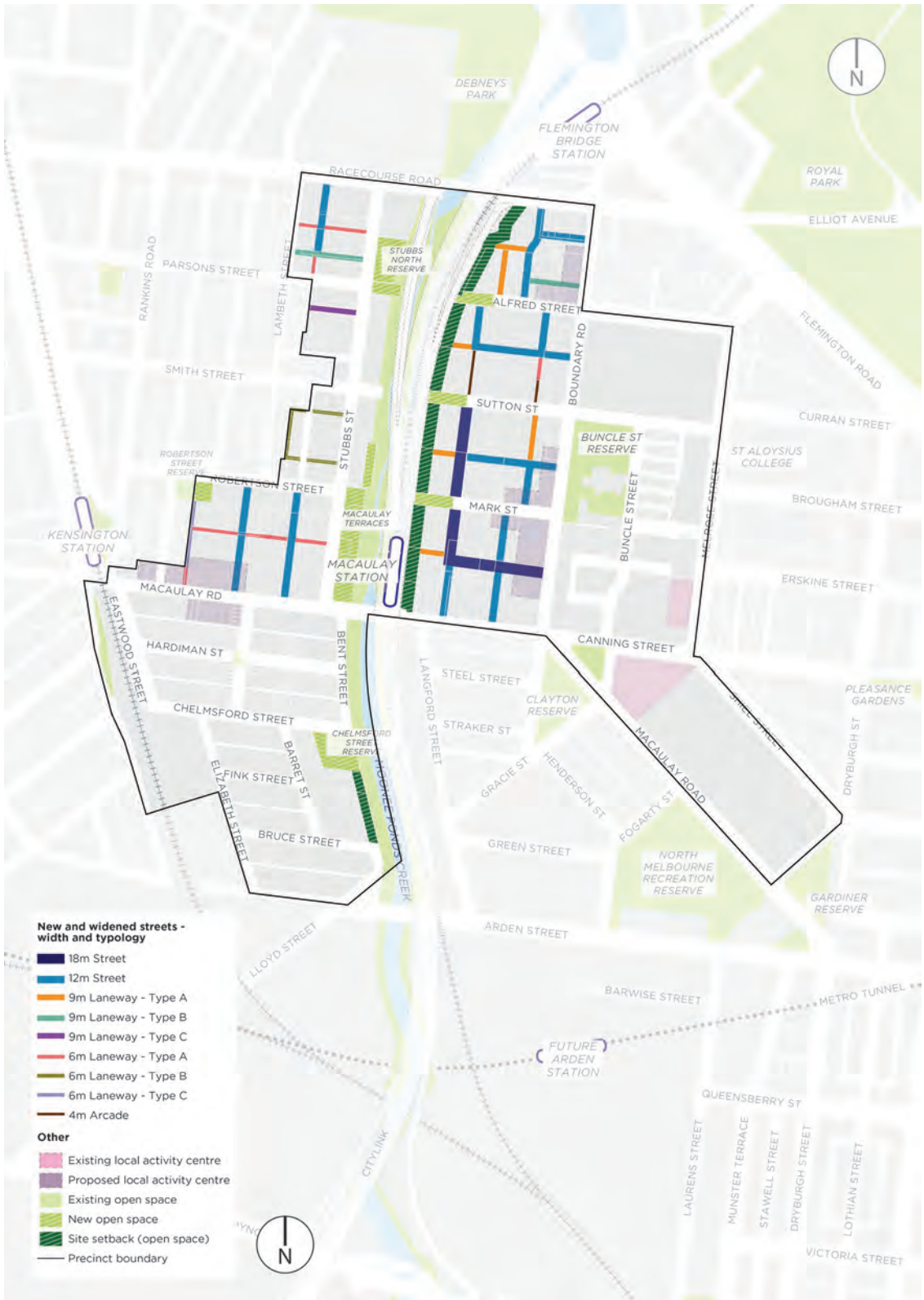
Proposed C417

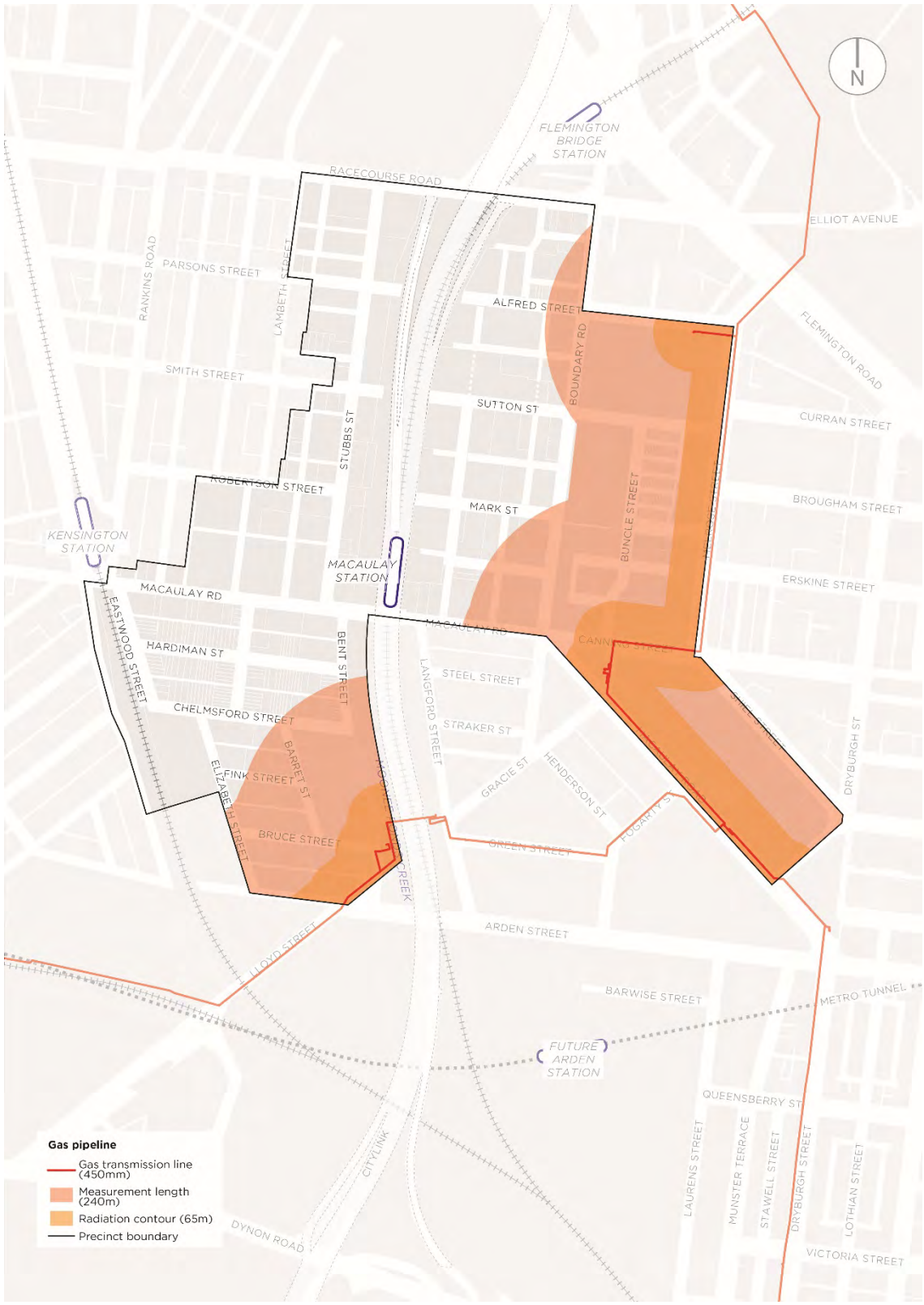
An application for use or access and egress to use located in the Land Subject to Inundation Overlay or Special Building Overlay must be referred in accordance with Section 55 of the Act to the referral authority specified in the Schedule to Clause 66.04.

An application to subdivide land, or any permit application for buildings and works that results in an increase in gross floor area must be referred in accordance with Section 55 of the Act to the referral authority specified in the Schedule to Clause 66.04.

Plan 1 to Schedule 8 to Clause 37.01: Macaulay Urban Structure



Plan 2 to Schedule 8 to Clause 37.01: Gas Pipeline



SCHEDULE 75 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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Proposed C417

Shown on the planning scheme map as **DDO75**

BOUNDARY PRECINCT

1.0 Design Objectives

--/--/----
Proposed C417

To create a mixed use, mid-rise precinct with development generally ranging in height from 6 storeys (24 metres) up to 12 storeys (48 metres).

To ensure development delivers a diversity of built form typologies, achieves high-quality design and invites design excellence.

To ensure development is set back from the eastern boundary of CityLink to provide for deep soil planting, Moonee Ponds Creek overflow, a biodiversity corridor and a shared path.

To ensure development establishes a high quality permeable network for pedestrians and cyclists.

To ensure development delivers a high amenity public realm with a human scale interface.

2.0 Buildings and works

--/--/----
Proposed C417

2.1 Definitions

For the purposes of this schedule:

Additional shadow means any shadow cast outside of any existing shadow from buildings and works.

Allowable shadow means the shadow that would be cast on the park between 10am and 3pm, 21 June:

- by street walls built to the street wall height on land near a park;
- if no street wall height requirement applies, buildings built to the maximum building height requirement on land near the park.

Building services includes areas used for the purposes of loading, waste management and electrical, communications, gas, water and fire prevention infrastructure.

Character building means any of the buildings listed below (and identified as a Character Building in the *Macaulay Structure Plan 2021*):

- 288-294 Macaulay Road, North Melbourne (two storey brick warehouse).

Consolidated car park means a car park:

- where all parking bays and related facilities are held in single ownership.
- that is available for shared usage by a catchment larger than the site on which the car parking is provided.
- that is managed in accordance with a car parking plan that is to the satisfaction of the responsible authority.

Existing shadow means any shadow cast by existing buildings and works and the shadow that would be cast by a building of 9 metres in height.

Floor Area Ratio means the gross floor area above finished floor level of all buildings on a site, divided by the area of the site. For the purposes of this calculation:

- gross floor area includes all enclosed areas, services, lifts, car stackers and covered balconies
- the area of the site includes all contiguous titles in the same ownership that form part of the proposed development before redevelopment and/or subdivision, including land required by Council for public realm.

Laneway means a road reserve of a public highway 9 metres or less wide.

Sleeve means to position active uses between large floorplate tenancies, carpark or service areas and the public realm to achieve an active and safe street edge.

Stationary activity means activities by pedestrians that involve extended stays within a space, such as sitting and eating, rather than walking through.

Street means a road reserve of a public highway more than 9 metres wide.

Street wall means any part of a building constructed within 0.3 metres of an existing or proposed street, laneway or public open space.

Street wall height means the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the street wall, with the exception of non-habitable architectural features not more than 3.0 metres in height and building services setback at least 3.0 metres behind the street wall.

Tooth and gap means built form along a street that provides vertical elements of varying heights.

2.2 Buildings and works for which no permit is required

A permit is not required:

- To construct a building or carry out works at ground level to provide access for persons with disabilities that comply with all legislative requirements.
- For buildings and works to install or modify building services where the overall building height is not increased.

2.3 Requirements

The following requirements apply to an application to construct a building or carry out works:

- Buildings and works must meet the Design Objectives specified in this schedule.
- A permit cannot be granted to vary a Built Form Requirement expressed with the term ‘must’.
- A permit may be granted to vary a discretionary Built Form Requirement expressed with the term ‘should’.

An application for buildings and works that does not meet a requirement expressed with the term ‘should’ must demonstrate how the development will achieve the relevant Built Form and/or Design Outcomes.

Floor Area Ratio

Built Form Requirement

An application to construct a building or carry out works must not exceed a Floor Area Ratio of 4:1.

Where the site includes contiguous titles in the same ownership, a section 173 agreement must be entered into and registered on each title which records the amount of Floor Area Ratio developed across the entire site, and the amount (if any) of remaining Floor Area Ratio able to be developed on each title should it be individually redeveloped in future.

Building height

Buildings and works should not exceed the preferred maximum building height shown in Map 1 and as specified in Table 1 of this schedule.

Map 1: Building height

Table 1: Building height

Area	Preferred Maximum Building Height	Built Form Outcome
1	6 storeys (24 metres) to a depth of 10 metres	Building height that: • Does not cast a shadow beyond the street wall to the southern footpath of Sutton or Mark streets, Macaulay Road or any new east-west aligned 18 metre and 12 metre streets between 11am and 2pm on 22 September. • Reinforces the pedestrian scale and legibility of Boundary Road and Macaulay Road. • Does not cast additional shadow beyond the allowable shadow to North Melbourne Community Centre (Buncle Street Reserve) between 10am and 3pm on 21 June.
2	8 storeys (32 metres)	Building height that: • Reflects the existing character and higher built form along Racecourse Road. • Enables visual transition to lower scale residential development to the east and the pedestrian scale of Boundary Road to the south. • Does not cast a shadow beyond the street wall to the southern footpath of Alfred Street or any new east-west aligned 12 metre streets between 11am and 2pm on 22 September.
3	15 storeys (60 metres)	Building height that: • Provides for greater height at the less sensitive CityLink interface, enabling lower heights and reduced visual impact of building mass at more sensitive interfaces.

4	12 storeys (48 metres)	Building height that: • Allows for diverse buildings that contribute positively to public realm. • Ensures appropriate transitions between taller built form along CityLink and lower built form at sensitive interfaces. • Does not cast a shadow beyond the street wall to the southern footpath of Alfred, Sutton or Mark streets, Macaulay Road or any new east-west aligned 18 metre and 12 metre streets between 11am and 2pm on 22 September • Does not cast additional shadow beyond the allowable shadow to North Melbourne Community Centre (Buncle Street Reserve) between 10am and 3pm on 21 June.

Site setback

Buildings and works must have a minimum site setback as shown in Map 2 and specified in Table 2 of this schedule.

Map 2: Site setbacks

Table 2: Site setback

Area	Mandatory site setback	Built Form Outcome
Properties that interface with CityLink, as identified in Map 2.	20 metres from the eastern boundary of CityLink.	Site setback that: • Delivers a linear setback as publicly accessible open space, suitable for deep soil planting, biodiversity corridor, accommodating ephemeral overflow from Moonee Ponds creek, and provision of a shared path along the CityLink interface.

Street wall height

Buildings and works should not exceed the preferred maximum street wall height shown in Map 3 and specified in Table 3 of this schedule.

For corner conditions with two different street wall heights, the higher street wall should wrap around the corner for a maximum distance of 15 metres.

A Tooth and gap approach should be implemented on properties along Alfred, Sutton and Mark streets with a frontage greater than 40 metres as follows:

- On any north or south street frontage the preferred maximum building height specified in Table 1 'the tooth' can be applied for a maximum width to the street of 25 metres.
- The 'tooth' must not exceed 40 metres in depth.
- Any 'tooth' element must be adjacent to a built form element that is at or lower than the preferred street wall height - the 'gap'.
- The 'gap' must continue for a minimum depth of 20 metres from the street.

Map 3: Street wall height

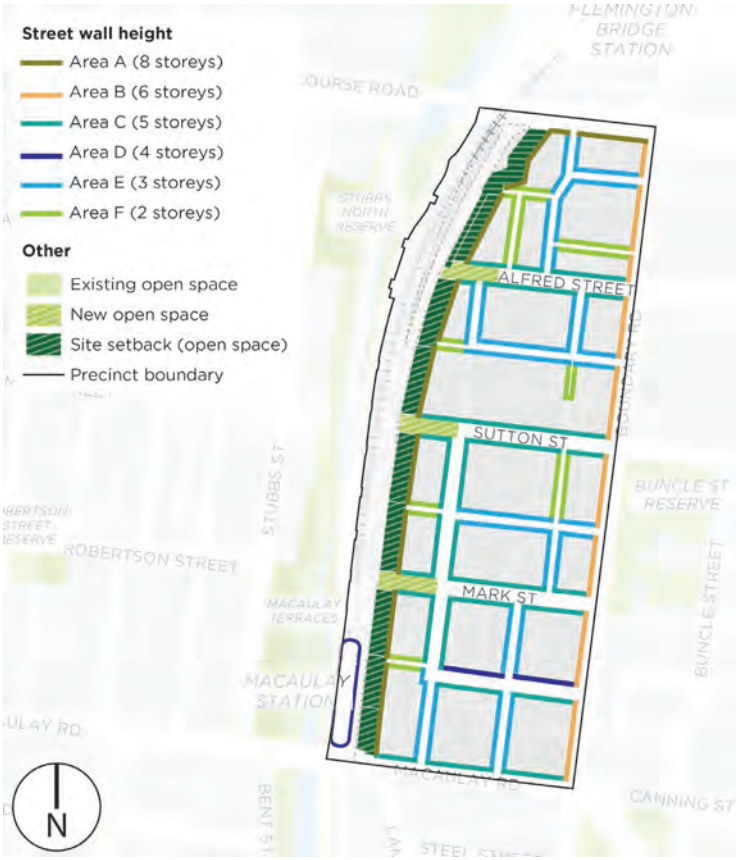


Table 3: Street wall height

Area	Preferred Maximum Street Wall Height	Built Form Outcome
A	8 storeys (32 metres)	Street wall height that: • Generally establishes a 1:1 street wall height to street / linear open space width ratio providing an appropriate sense of enclosure and a comfortable

		scale at street level. • Enables greater mass to be located toward Racecourse Road to respond to the existing scale of built form.
B	6 storeys (24 metres)	Street wall height that: • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. • Does not cast additional shadow beyond the allowable shadow to North Melbourne Community Centre (Buncle Street Reserve) between 10am and 3pm on 21 June. • Supports the role of Boundary Road as a key north-south corridor and activity centre location.
C	5 storeys (19 metres)	Street wall height that: • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. • Does not overshadow the southern footpath of Alfred, Mark and Sutton streets and Macaulay Road on 22 September between 11am and 2pm. • Does not cast additional shadow beyond the allowable shadow to Canning Street and Macaulay Road Reserve and Clayton Reserve between 10am and 3pm on 21 June. • Where tooth and gap is applied, a high amenity environment is achieved at the street level by providing a varied street edge and reduced overshadowing.
D	4 storeys (16 metres)	Street wall height that: • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. • Does not overshadow the southern footpath of new east-west 18 metre streets on 22 September between 11am and 2pm.
E	3 storeys (12 metres)	Street wall height that: • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. • Does not overshadow the southern footpath of new east-west 12 metre streets on 22 September between 11am and 2pm.
F	2 storeys (8 metres)	Street wall height that: • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. • Enables greater building separation to improve internal amenity, outlook and privacy.

Building setbacks

Buildings and works should be set back by the preferred minimum distance as specified in Table 4.

Table 4: Building setbacks

Location	Preferred minimum building setback	Built form outcomes
Above the street wall	5 metres	Setback that: • Enables adequate daylight penetration in streets and internal spaces, and views to the sky. • Reduces visual bulk to the street and maintains a pedestrian scale. • Achieves building separation above the street wall that supports internal amenity, privacy and appropriate outlook between buildings. • Reinforces the prominence of the street wall.
Building setbacks from side and rear boundaries for habitable rooms	7.5 metres from the common boundary	Setback that: • Provides equitable development for adjoining sites. • Allows reasonable access to privacy, sunlight, daylight and outlook to windows. • Ensures buildings do not appear as a continuous wall and maintains open sky views between them. • Allows sun penetration to the public realm and mitigates wind impacts at street level.
Between buildings on the same site	12 metres	Setback that: • Allows reasonable access to privacy, sunlight, daylight and outlook to windows. • Ensures buildings do not appear as a continuous wall and maintains open sky views between them. • Allows sun penetration to the public realm and mitigates wind impacts at street level.
To CityLink site setback (open space)	3 metres	Setback that: • Reduces visual impact of building mass to the linear open space and creates a more comfortable scale for people using the linear open space. • Increases views to the sky and sense of openness in the linear open space between CityLink and the taller built form. • Manages wind conditions to contribute to a comfortable environment for pedestrians. • Reinforces the prominence of the street wall.

New streets, laneways and arcades

Development must provide for new public streets, laneways and arcades in accordance with Map 4 and the design requirements in Table 5.

Map 4: New streets, laneways and arcades

Table 5: New streets, laneways and arcades

Design Requirements	Design Outcome
New streets, laneways and arcades must be located as identified in Map 4 and as per the alignment outlined in Incorporated Document *"Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*".	A street network that: • Increases pedestrian and bicycle network permeability and connectivity, particularly to and from activity centres, major public infrastructure and through large blocks. • Maximises the opportunity for diverse land uses to activate the public realm. • Promotes a coordinated approach to delivering new connections. • Enables servicing and access to be located away from primary active and pedestrian priority interfaces. • Creates development sites that are able to be developed independently of each other while avoiding duplication of access.
New streets and laneways must be: • Of the width and typology specified in Map 4 and cross-section outlined in Incorporated Document *"Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*".	Streets and laneways that: • Create a safe and pleasant, high-amenity and people-focussed public realm. • Prioritise walking and cycling and improve connectivity. • Support the overall function and capacity of the movement network. • Provide building separation and setbacks

Design Requirements	Design Outcome
• Vested into public ownership and accessible 24/7. • At-grade and open to the sky.	between developments. • Provide space for people to sit, gather and interact. • Integrate blue and green infrastructure, including water sensitive urban design and large canopy tree planting. • Maximise the opportunity for diverse land uses to activate the public realm.
New arcades must be: • At least double floor in height, and of the width specified in Map 4, subject to achievement within heritage controls. • Delivered in accordance with City of Melbourne's design and construction standards and made publicly accessible 24/7 as formalised through an agreement with Council. If the heritage building is not retained, a 9 metre wide laneway must be delivered in place of the arcade.	Arcades that: • Respond to heritage character. • Improve connectivity by establishing a permeable network and enabling walking and cycling through existing built form. • Feel and are safe and attractive for pedestrians and cyclists.

Solar protection

Built form requirements

Buildings and works above the street wall identified in Map 3 must not cast additional shadow to the southern footpath of Macaulay Road, Mark Street, Sutton Street and Alfred Street on 22 September between 11am and 2pm.

Buildings and works above the street wall must not cast additional shadow to the southern footpath of new east-west aligned 18 metre and 12 metre streets, as identified in Map 4, on 22 September between 11am and 2pm.
These requirements do not apply to:

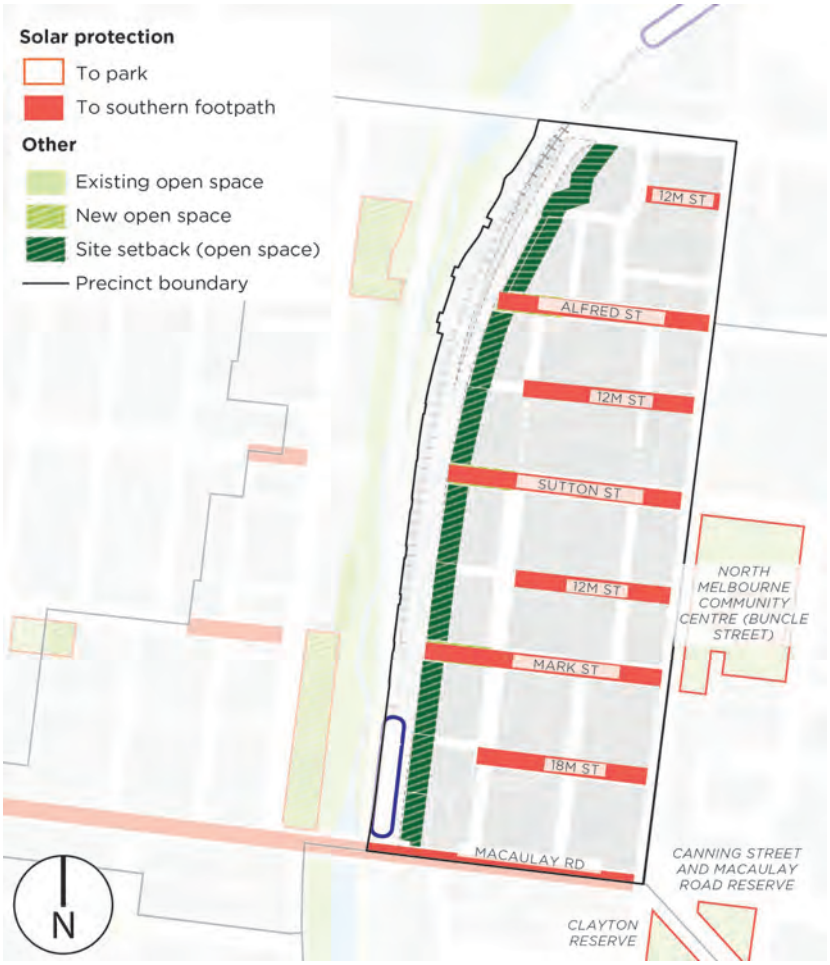
- Overshadowing to southern footpaths created by tooth and gap, the 'tooth' must not exceed 25 metres in length and must not be contiguous with adjoining lots.

Buildings and works must comply with the solar protection requirements specified in Table 6. Parks and streets with solar protection are identified in Map 5. In the event that buildings and works cast shadow over two or more parks, the requirement for each park must be met. These requirements do not apply to buildings and works constructed within public parks.

Table 6: Solar protection to public parks

Public park	Date and hours
North Melbourne Community Centre, Buncle Street Reserve. Canning Street and Macaulay Road Reserve. Clayton Reserve.	Buildings and works must not cast additional shadow onto the park between 10am and 3pm on June 21 beyond the existing shadow, or allowable shadow, or the combination of the existing shadow and allowable shadow (whichever is the greatest).

Map 5: Parks and streets with solar protection



Site layout

Site layout refers to the arrangement of buildings and spaces, including the position of entries, building services and circulation cores and how these elements respond to and reinforce the character of streets and laneways.

Table 7: Site layout

Design Requirements	Design Outcome
Building should be aligned to the street at ground level unless they provide for a plaza. Development should avoid narrow publicly accessible alcoves and recesses that lack a clear public purpose. Development should avoid entrapment areas and areas with limited passive surveillance. Development should cater for anticipated pedestrian volumes.	Site layout that: • Reinforces the valued characteristics of streets and laneways. • Delivers a well-defined public realm.
Plazas should: ▪ Be open to the sky. ▪ Be accessible to people of all abilities. ▪ Provide opportunities for stationary activity. ▪ Be lined with active frontages. ▪ Incorporate soft and hard landscaping elements. ▪ Have access to sunlight.	Plazas that: • Are accessible to people of all abilities. • Are safe and attractive. • Deliver opportunities for stationary activity. • Alleviate pedestrian congestion.

Design Requirements	Design Outcome
Vehicle entries and loading bays should: ▪ Be located on servicing and access interfaces shown on Map 6. ▪ Not be located on a primary active or pedestrian priority interface shown on Map 6. The location and width of car park entries should minimise the impacts on the pedestrian network.	Vehicle entries that: ▪ Do not create traffic conflict. ▪ Do not undermine the attractiveness or safety of the pedestrian experience.
Colonnades should: ▪ Adopt vertical proportions with a height greater than the width. ▪ Incorporate high quality design detail to all publicly visible planes and surfaces. ▪ Provide ground level spaces that are accessible to people of all abilities. ▪ Have a clear public purpose. ▪ Be well-lit and provide clear lines of sight from one end to another. ▪ Be safe and free of entrapment spaces and areas with limited passive surveillance.	Colonnades that: ▪ Are safe and attractive. ▪ Are accessible to people of all abilities.

Building mass

Building mass relates to the three dimensional form of a building, including its scale, height, proportions and composition.

Table 8: Building Mass

Design Requirements	Design Outcome
Development should adopt a diversity of forms, typologies and architectural language, within a cohesive design framework, on large sites where a development comprises multiple buildings. Development on large sites should provide variation in volume and height to break up building mass, including the opportunity for multiple rather than single towers.	Building mass that: ▪ Distinguishes between different buildings where a development comprises multiple buildings. ▪ Respects the height, scale and proportions of adjoining heritage places. ▪ Reinforces the fine grain and visual interest of streetscapes. ▪ Maintains a diverse and interesting skyline through the design of roof profiles. ▪ Reduces the visual impact and perception of building bulk from both near and afar.

Building program

Building program relates to the position and configuration of internal spaces to a building and has a direct relationship to the public realm.

Table 9: Building program

Design Requirements	Design Outcome
Development should position active uses to address the public realm.	A building program that: ▪ Delivers safe and high quality interfaces

Design Requirements	Design Outcome
Development should: ▪ Maximise the number of pedestrian building entries. ▪ Avoid long expanses of frontage without a building entry. Large floorplate tenancies should be sleeved with smaller tenancies at ground level at a boundary to a street or laneway. Floor to floor heights should be a minimum of: ▪ 4.5 metres at ground level. ▪ 3.2 metres for levels associated with residential, accommodation. ▪ 4 metres for levels associated with commercial, retail and other uses. Floor to ceiling heights should be a minimum of: ▪ 4 metres at ground level. ▪ 2.7 metres for levels associated with residential, accommodation. ▪ 3.2 metres for above ground car parks ▪ 3.5 metres for levels associated with commercial, retail and other uses. Ground floor tenancies should be configured so that they do not rely upon queuing within the public realm, except where this occurs on a pedestrian only laneway where this is the established character.	between the public and private realm. ▪ Maximises activation of the public realm. ▪ Can accommodate a range of tenancy sizes, including smaller tenancies in the lower levels of the building. ▪ Allows for adaptation to other uses over time. ▪ Delivers internal common areas or rooftop spaces that maximise passive surveillance and interaction with the public realm.
Ground floor building services, including waste, loading and parking access: ▪ Should be minimised. ▪ Must occupy less than 40 per cent of the ground floor area of the site area. Internal waste collection areas should be sleeved. Services, loading and waste areas should be located away from streets and public spaces, or within basements or upper levels. Service cabinets should be located internally with loading, waste or parking areas where possible. Undercroft spaces for waste or loading should not adversely impact safety and continuity of the public realm. Access doors to any waste, parking or loading area should: ▪ Be positioned no more than 500 millimetres from the street edge. ▪ Be designed as an integrated element of the building. Rooftop plant, services and antennae should be integrated into the overall building form.	Building services that: ▪ Minimise impacts on the public realm. ▪ Maximise the quality and activation of the public realm. ▪ Do not dominate the pedestrian experience and are designed as an integrated design element. ▪ Provide waste collection facilities as an integrated part of the building design.
All car parking should be located in a basement unless it is part of a development that removes	Car parking that: ▪ Minimises the impact of car parking on the

Design Requirements	Design Outcome
existing open to sky at grade car parking. Car park ramps should be capable of removal for future adaptation. Avoid car parking entries on small sites, where they impact on the activation and safety of the public realm. Above ground car parking: ▪ Must be located on the first floor or above unless it is a Consolidated Car Park. ▪ Must be sleeved to streets unless it is a Consolidated Car Park and its visual impact on the public realm has been minimised.	public realm. ▪ Can be adapted to other uses. ▪ Is primarily delivered as a Consolidated Car Park.

Public interfaces

Public interfaces relate to the boundary between a building and the public realm along streets, laneways and open spaces.

Map 6: Public interfaces

Table 10: Public interfaces

Design Requirements	Design Outcome

The following ground level frontage requirements must be met for development along primary active and pedestrian priority interfaces, as shown on Map 6:
▪ At least 80 per cent of the combined length of the ground level interfaces of a building to streets and laneways are an entry or window. This measurement excludes:
  ▪ Stall-risers to a height of 700 mm.
  ▪ Pilasters.
  ▪ Window and door frames.
▪ Windows that have clear glazing without stickers or paint that obscures views.
The ground level frontage requirements do not apply to the development of a building in a heritage overlay or heritage graded building. Development of a building in a heritage overlay or a heritage graded building should not reduce compliance with the public interface design outcomes.
Security grilles or mesh should:
▪ Be transparent.
▪ Not block views into tenancies at night.
▪ Be mounted internally to the shop windows.
Avoid tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior.
On sloping sites, a direct connection should be established at grade to useable space within ground level tenancies, with level transitions contained within the building envelope.
	Public interfaces that:
	▪ Contribute to the use, activity, safety and interest of the public realm.
	▪ Provide continuity of ground floor activity along streets and laneways.
	▪ Allow unobstructed views through openings into the ground floor of buildings.

Upper level projections and canopies should allow for the growth of existing and planned street trees. Upper level projections such as juliet balconies, adjustable screens or windows, cornices or other architectural features may project into streets or laneways: ▪ On primary active and pedestrian priority interfaces as shown on Map 6, up to 600 mm. ▪ On other streets and laneways up to 300 mm. On streets with primary active or pedestrian priority interfaces, balconies associated with an active commercial use may project up to 1.6 metres from the facade or 800 mm from the back of kerb. Balcony projections should be at least 5 metres above any public space measured from ground level. Development should not include enclosed balconies or habitable floor space projecting over the public realm. Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage. Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage.	Facade projections and balconies that: ▪ Do not adversely impact the levels of daylight or views to the sky from a street or laneway. ▪ Do not obstruct the service functions of a street or laneway through adequate clearance heights. ▪ Add activity the public realm. ▪ Form part of a cohesive architectural response to the public realm.
Development should include continuous weather protection along primary active and pedestrian priority	Weather protection that: ▪ Delivers pedestrian comfort in the

Design Requirements	Design Outcome
interfaces as shown in Map 6, except where a heritage place warrants an alternative approach. Weather protection canopies should: ▪ Be between 3.5 metres and 5 metres above ground measured to the underside of the soffit. ▪ Provide for exposure to winter sun and shelter from summer sun. ▪ Not enclose more than one third of the width of a laneway. ▪ Display a high design standard including material selection in the appearance of the soffit and fascia.	public realm and protection from rain, wind and summer sun. ▪ Uses canopies that are functional, of high quality design, and contribute to the human scale of the street.

Design detail

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Design detail refers to the resolution of a contextually responsive building exterior that contributes to the quality of the public realm through its architectural expression, materials and finishes.

Table 11: Design detail

Design Requirements	Design Outcomes
Facades should provide for depth and a balance of light and shadow on the street wall and upper levels through the use of balconies, integrated shading, rebates or expression of structural elements. Street wall facades should avoid a predominately glazed appearance. Street wall facades should establish a balance of transparency and solidity. Facades should avoid the use of surfaces which cause unacceptable glare to the public realm. Materials should be durable, robust and low maintenance in the higher parts of a building. Blank walls that are visible from the public realm should be designed as an integrated component of the building composition. Materials should be natural, tactile and visually interesting at the lower levels near the public interface to reinforce a human scale. Ground level interfaces including shopfronts should provide thickness, depth and articulation and avoid long expanses of floor to ceiling glazing. Materials and finishes such as painted concrete or ventilation louvres should be avoided at the lower levels where they undermine the visually rich, tactile quality of streets and laneways. Service cabinets should not visually dominate street frontages and should use high quality materials.	Exterior design that: ▪ Establishes a positive relationship between the appearance of new development and the valued characteristics of its context. ▪ Is visually interesting when viewed up close and from a distance. ▪ Responds to the distance at which the building is viewed and experienced from the public realm in the selection, scale and quality of design elements. ▪ Incorporates sufficient design detail in the lower levels of a building to deliver a visually rich and engaging pedestrian experience. ▪ Delivers high quality design on all visible sides of a building including rooftops, where visible from the public realm. ▪ At the ground level interface, provides visual connection between the public realm and interior spaces.

Wind effects

Built form outcomes

Buildings must be designed to achieve local wind conditions that:

- Maintain a safe and pleasant pedestrian environment on footpaths and other public spaces for walking, sitting or standing.

Built form requirements

The following built form requirements apply to buildings and works above 20 metres.

Buildings and works:

- Must not cause unsafe wind conditions as specified in Table 12 in publicly accessible areas, including spaces identified with solar protection, within the assessment distance from all facades.
- Should achieve comfortable wind conditions as specified in Table 12 in publicly accessible areas within the assessment distance from all facades.

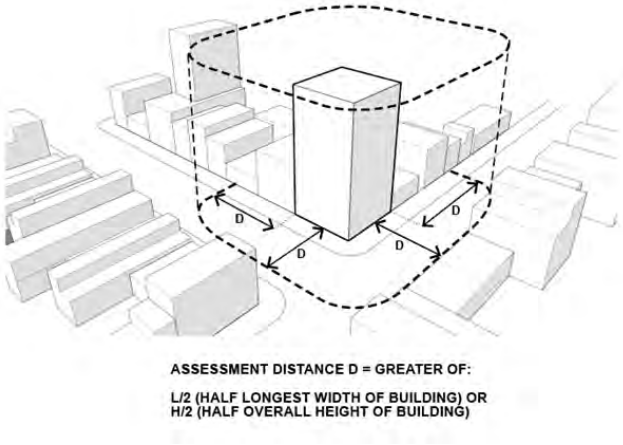
The assessment distance is shown in Figure 1 below and is the greater of:

- Half the longest width of the building.
- Half the total height of the building

Table 12: Wind effects on the public realm

Wind condition	Specification
Comfortable wind conditions	The hourly mean wind speed from all wind directions combined with a probability of exceedance of 20 per cent, is less than or equal to: ▪ 3 metres/second for sitting areas. ▪ 4 metres/second for standing areas. ▪ 5 metres/second for walking areas. Hourly mean wind speed is the maximum of: ▪ The hourly mean wind speed the gust equivalent mean speed (3 second gust wind speed divided by 1.85).
Unsafe wind conditions	The hourly maximum 3 second gust from any wind direction (considering at least 16 wind directions) with a corresponding probability of exceedance percentage greater than 20 metres per second.

Figure 1.



3.0 Subdivision

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Proposed C417

None specified

4.0 Signs

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Proposed C417

None specified.

5.0 Application Requirements

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Proposed C417

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Urban Context Report and Plans

- A site analysis and urban context report that:
    - Documents the key contextual influences on the development.
    - Demonstrates how the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
    - Includes photomontage studies of the proposal within its streetscape context taken from pedestrian eye level at street level including relevant approved developments.
    - Includes an analysis of how the amenity of the public and private realm is maximised given the relationship between the proposal and adjacent buildings (including likely adjacent development envelopes) and open space.
    - Explains the effect of proposed building and works on:
        - Microclimate including sunlight, daylight and on streets and other public spaces.
        - Vistas that is the visual impact of building massing from afar in the context of existing and proposed development.
- Street elevations of the block showing how the development proposal sits within and contributes to its context.
- Plans, elevations and section drawings (1:50 or 1:20) and a written statement showing the design of the lower levels of the building including entries, shop front design, service areas, weather protection canopies and integrated signage elements.
- Where buildings and works above 20 metres in height are proposed, a digital three-dimensional model of the proposed development in accordance with the City of Melbourne 3D Digital Modelling Advisory Note.
- Where car parking is proposed at or above ground level, a car parking adaptation strategy prepared by a qualified structural engineer or architect to demonstrate the capacity to adapt the car parking areas to alternate uses in future.
- Scaled shadow diagrams to show existing and proposed shadows at hourly intervals from 10am to 3pm to demonstrate the impact on new streets and laneways on the date and times shown on Map 5 and on the public parks for the dates and times specified at Table 6 and shown on Map 5.

Wind analysis report

An application for a permit for a building with a total building height in excess of 20 metres must be accompanied by a wind analysis report prepared by a suitably qualified person. The wind analysis report must:

- Include details of the wind criteria used and justification for the wind criteria.
- Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all facades, or half the total height of the building, whichever is greater.
- At a minimum, model the wind effects of the proposed development and surrounding buildings (existing and proposed) using wind tunnel testing.
- Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.

- Not rely on street trees or any other element such as screens, within public areas for wind mitigation.

High quality design report

An application for a permit must be accompanied by a report to demonstrate high quality design. The report must:

- Explain how the application provides high quality architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability, and public contribution to buildings and urban spaces.
- Explain how the application responds to the requirements of this schedule.
- Describe how the development addresses and provides high quality public realm outcomes and ameliorates solar and wind effects to the public realm.
- Where an application seeks to vary the requirement(s) of this schedule, it must explain how the built form outcomes are achieved, and how the alternative response demonstrates appropriate built form outcomes having regard to the decision guidelines of this schedule.

Design Excellence report

An application for a permit on key significant and strategic sites should be accompanied by a report to demonstrate design excellence.

- Significant and strategic sites are sites that are:
  - Consolidated sites and large sites over 1000 sqm.
  - Proposed to facilitate masterplanned developments.
  - Prominent locations including those sites that will deliver, or are adjacent to, public spaces, community uses, or major public infrastructure.
  - On, or adjacent to, an identified heritage place or character building.
  - On key interfaces including Moonee Ponds Creek, Boundary Road, Macaulay Road and Racecourse Road or at their intersection.
- The report should:
  - Demonstrate the use of a design review panel process or a design competition which has been endorsed by Melbourne City Council.
  - Demonstrate how any feedback provided by a design review panel or design competition panel has been successfully responded to and adopted in the design response.

3D digital model of buildings and works

An application for a permit must be accompanied by a 3D digital model of the proposed buildings and works in a format to the satisfaction of the responsible authority. The model may be used for assessing overshadowing and visual impacts caused by the proposal and for general archive, research and public information purposes. The 3D model must show:

- Any existing shadow cast on the nominated public open spaces during the periods specified in Table 6.
- Any extent of shadow cast by the nominated street wall height on the public open spaces specified in Table 6.
- The extent of shadow to be cast by the proposed buildings and works.

6.0 Decision Guidelines

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Proposed C417

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- The extent to which the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
  - Whether the development responds to its context including the built form character, height and scale of adjacent and nearby buildings and adjacent and nearby heritage places.
  - Whether the cumulative effect of the proposed development in association with adjoining existing and potential development supports a high quality of pedestrian amenity in the public realm (public parks, footpaths and key pedestrian routes), in relation to human scale and microclimate conditions including overshadowing and wind impacts.
  - On sites where a development comprises multiple buildings, whether the buildings adopt a diversity of forms, typologies and architectural language, within a cohesive design framework.
  - Whether development is in accordance with Incorporated Document "*Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*".

Building Height

- Whether the building height responds to the site and provides variation in building height compared with adjacent existing or proposed development.
- Whether the building height provides transition to lower scaled areas adjacent.

Street wall height

- Whether the building responds appropriately to the streetscape, including its width, and the scale and height of neighbouring buildings.
- If the proposed street wall height exceeds the preferred maximum height specified, the development should demonstrate that the proposed street wall height:
  - Is proportional to the street width.
  - Provides articulation, visual interest and variety over the length of the street frontage.

Building Setbacks

- Whether the building setbacks appropriately consider the:
  - Built form response on site including consideration of the size and shape of the parcel of land to which the application relates.
  - The siting of the proposed development and the areas to be occupied by the development in relation to the size and shape of the land.
  - Relationship to adjoining sites and consideration of the potential redevelopment opportunities.
  - Articulation, visual interest and building modulation to decrease the impact of visual bulk and improve amenity outcomes.

Wind Effects

- Whether the proposal maintains safe and pleasant pedestrian microclimatic conditions on the footpath adjacent to the development and demonstrates:
  - A maximum of 3 metres per second for sitting which is associated with activities such as outdoor cafes, pool areas, gardens.
  - A maximum of 4 metres per second for standing which is associated with activities such as window shopping, drop off, queuing.
  - A maximum of 5 metres per second for walking adjacent to the development.
- The cumulative wind effects within the publicly accessible areas within the assessment distance, including public spaces subject to solar protection identified in Table 12 to this schedule.

Design Excellence

- The extent to which the development responds to the feedback of any design review panel or design competition process, whether or not that process occurs before the application is made.

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SCHEDULE 76 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO76**

MELROSE PRECINCT

1.0 Design Objectives

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Proposed
C417

To create a mixed use, mid-rise precinct with development generally ranging in height from 4 storeys (16 metres) up to 8 storeys (32 metres).

To ensure development responds to its context and protects the amenity of the adjacent low rise residential areas.

To ensure new development responds with appropriate building heights and setbacks to protect winter sunlight access to the existing parks.

To deliver high quality design throughout the precinct and achieve design excellence on strategic sites.

To ensure development delivers a high amenity public realm with a human scaled interface.

2.0 Building and works

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Proposed
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For the purposes of this schedule:

Additional shadow means any shadow cast outside of any existing shadow from buildings and works.

Allowable shadow means the shadow that would be cast on the park between 10am and 3pm, 21 June:

- By street walls built to the street wall height on land near a park;
- If no street wall height requirement applies, buildings built to the maximum building height requirement on land near the park

Building services includes areas used for the purposes of loading, waste management and electrical, communications, gas, water and fire prevention infrastructure.

Consolidated car park means a car park:

- Where all parking bays and related facilities are held in single ownership;
- That is available for shared usage by a catchment larger than the site on which the car parking is provided;
- That is managed in accordance with a car parking plan that is to the satisfaction of the responsible authority.

Existing shadow means any shadow cast by existing buildings and works and the shadow that would be cast by a building of 9 metres in height.

Floor Area Ratio means the gross floor area above finished floor level of all buildings on a site, divided by the area of the site. For the purposes of this calculation:

- gross floor area includes all enclosed areas, services, lifts, car stackers and covered balconies
- the area of the site includes all contiguous titles in the same ownership that form part of the proposed development before redevelopment and/or subdivision, including land required by Council for public realm.

Laneway means a road reserve of a public highway 9 metres or less wide.

Sleeve means to position active uses between large floorplate tenancies, carpark or service areas and the public realm to achieve an active and safe street edge.

Stationary activity means activities by pedestrians that involve extended stays within a space, such as sitting and eating, rather than walking through.

Stationary activity means activities by pedestrians that involve extended stays within a space, such as sitting and eating, rather than walking through.

Street means a road reserve of a public highway more than 9 metres wide.

Street wall means any part of a building constructed within 0.3 metres of an existing or proposed street, laneway or public open space.

Street wall height means the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the street wall, with the exception of non-habitable architectural features not more than 3.0 metres in height and building services setback at least 3.0 metres behind the street wall.

2.2 Buildings and works for which no permit is required

A permit is not required:

- to construct a building or carry out works at ground level to provide access for persons with disabilities that comply with all legislative requirements.
- for buildings and works to install or modify building services where the overall building height is not increased.

2.3 Requirements

The following buildings and works requirements apply to an application to construct a building or carry out works:

- Buildings and works must meet the Design Objectives specified in this schedule.
- A permit cannot be granted to vary a Built Form Requirement expressed with the term 'must'.
- A permit may be granted to vary a discretionary Built Form Requirement expressed with the term 'should'.

An application for buildings and works that does not meet a requirement expressed with the term 'should' must demonstrate how the development will achieve the relevant Built Form and/or Design Outcomes.

Floor Area Ratio

Built Form Requirement

An application to construct a building or carry out works must not exceed the Floor Area Ratio of 4:1.

Where the site includes contiguous titles in the same ownership, a section 173 agreement must be entered into and registered on each title which records the amount of Floor Area Ratio developed across the entire site, and the amount (if any) of remaining Floor Area Ratio able to be developed on each title should it be individually redeveloped in future.

Building height

Buildings and works should not exceed the preferred maximum building height shown in Map 1 and as specified in Table 1 of this schedule.

Map 1: Building height

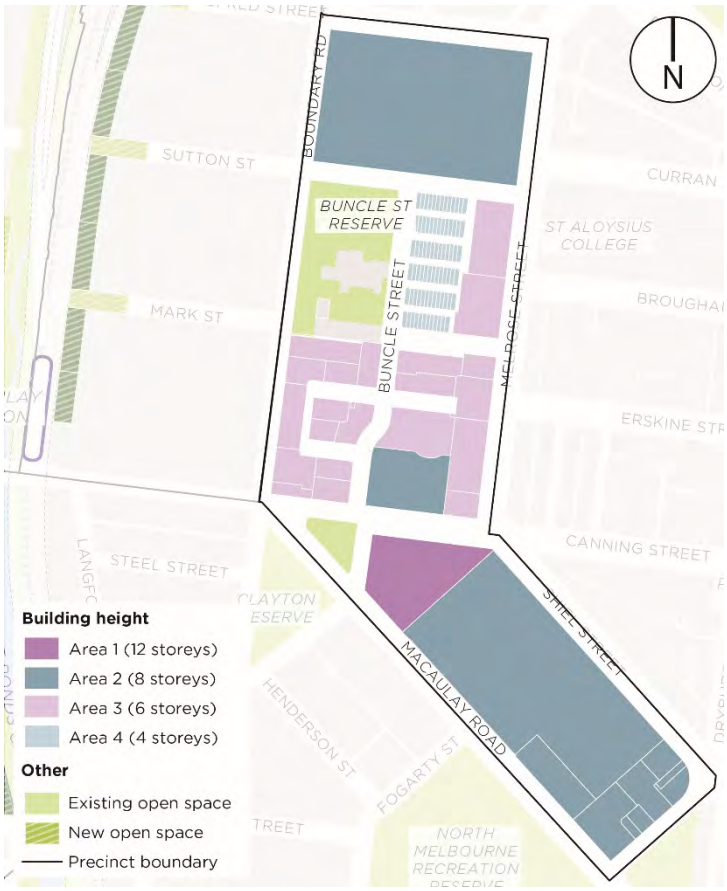


Table 1: Building height

Area	Preferred Maximum Building Height	Built Form Outcome
1	12 storeys (48 metres)	Building height that: • Defines the corner of the Canning Street, Vaughan Terrace and Shiel Street intersection. • Acts as a point of transition between lower scale development to the east and higher scale development in the Boundary precinct. • Does not cast additional shadow beyond the allowable shadow to Canning Street and Macaulay Road Reserve between 10am and 3pm on June 21.
2	8 storeys (32 metres)	Building height that: • Enables height and massing to be located within larger sites to mitigate amenity impacts. • Provides transition to the taller built form of Arden Precinct to the south-east. • Defines the intersection of Buncle and Canning streets. • Allows diverse building typologies that contribute positively to public realm. • Does not cast additional shadow beyond the allowable shadow to Canning Street and Macaulay Road Reserve, North Melbourne Recreation Reserve and North Melbourne Community Centre (Buncle Reserve) between 10am and 3pm on 21 June. • Does not cast any additional shadow on Gardiner Reserve between 10am and 3pm on 21 June.
3	6 storeys (24 metres)	Building height that: • Provides a transition to the low scale residential areas in

		North Melbourne and higher scale development west of Boundary Road. • Provides a sensitive scale of development between North Melbourne Community Centre (Buncle Street Reserve) and Canning Street and Macaulay Road Reserve. • Does not cast additional shadow beyond the allowable shadow to Canning Street and Macaulay Road Reserve and Clayton Reserve between 10am and 3pm on 21 June.
4	4 storeys (16 metres)	Building height that: • Responds to the scale of the existing fine grain lot typologies. • Provides a sensitive scale of development adjacent to North Melbourne Community Centre (Buncle Street Reserve).

Street wall height

Buildings and works should not exceed the preferred street wall height shown in Map 2 and specified in Table 2 of this schedule. Buildings and works must not exceed the mandatory street wall heights shown in Map 2 and as specified in Table 2 of this schedule.

For corner conditions with two different street wall heights, the higher street wall should wrap around the corner for a maximum distance of 15 metres except:

- Where mandatory street wall heights are specified in Table 2
- On sites on the north-west corner of Canning and Buncle streets and the north-east corner of Macaulay and Boundary roads.

Map 2: Street wall height

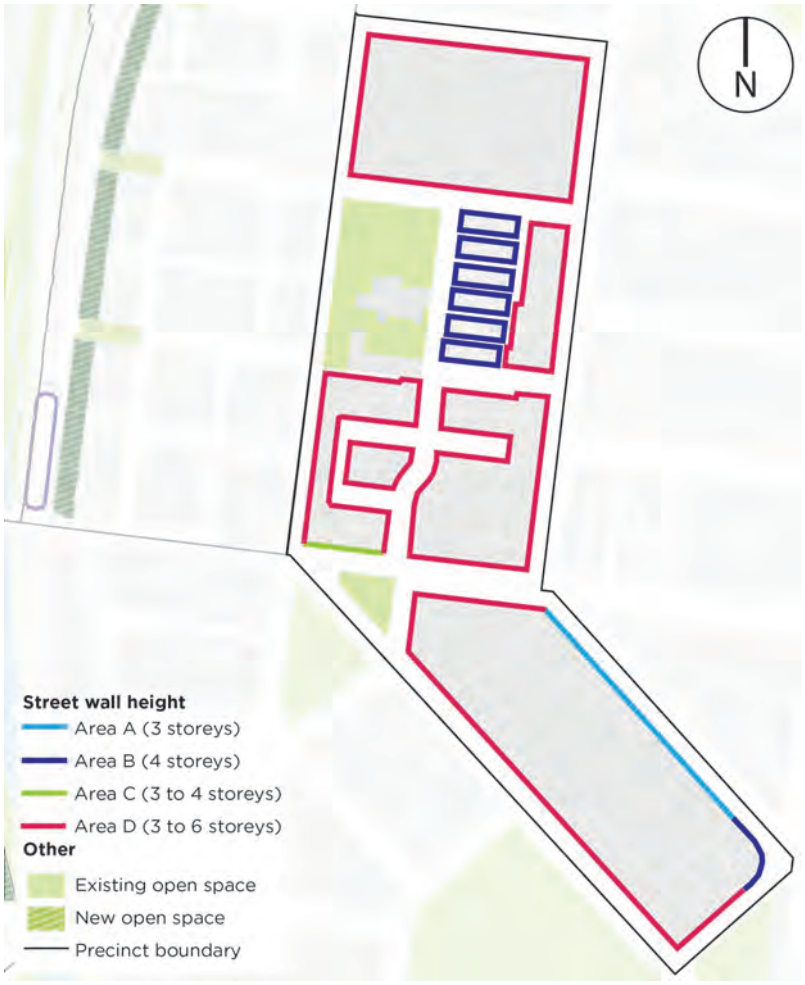


Table 2: Street wall height

Area	Preferred Maximum Street Wall Height	Mandatory maximum street wall height	Built Form Outcome
A		3 storeys (12 metres)	Street wall height that: • Respects the adjacent low scale residential areas. • Limits visual bulk to the sensitive residential interface.
B		4 storeys (16 metres)	Street wall height that: • Creates a legible edge to the Shiel, Dryburgh and Haines streets intersection and defines the corner. • Limits visual bulk to North Melbourne Community Centre (Buncle Street Reserve). • Does not cast additional shadow to Gardiner Reserve between 10am and 3pm on 21 June.
C	3 to 4 storeys (12 metres to 16 metres)		Street wall height that: • Provides an appropriate transition in scale to heritage places. • Transitions in height towards the widest streets to provide an appropriate sense of enclosure and comfortable scale at street level. • Is taller at the intersections of wide streets to reinforce key corners and promote legibility of the precinct (Boundary and Macaulay roads).

			• Does not cast additional shadow beyond the allowable shadow to Clayton Reserve and Canning Street and Macaulay Road Reserve between 10am and 3pm on 21 June.
D	3 to 6 storeys (12 metres to 24 metres)		Street wall height that: • Is lower to narrow streets and laneways to deliver a comfortable pedestrian environment that achieves access to sunlight and sky views and minimises the impact of wind. • Generally establishes 1:1 street wall height to street width ratio providing an appropriate sense of enclosure and comfortable scale at street level. • Provides an appropriate transition in scale to heritage places. • Responds to the varying height and change in character on either side of Melrose and Alfred streets and provides an appropriate transition to low scale residential areas. • Transitions in height towards the widest streets to provide an appropriate sense of enclosure and comfortable scale at street level. • Is taller at the intersections of wide streets to reinforce key corners and promote legibility of the precinct (corner of Canning and Melrose streets and at the intersection of east-west streets and Boundary Road). • Is taller at the interface with existing open space to define the edge and allow for passive surveillance. • Does not cast additional shadow beyond the allowable shadow to North Melbourne Community Centre (Buncle Street Reserve), North Melbourne Recreation Reserve, Canning Street and Macaulay Road Reserve between 10am and 3pm on 21 June.

Building setbacks

Buildings and works should be setback by the preferred minimum distance as specified in Table 3.

Table 3: Setbacks

Location	Preferred minimum building setback	Built Form Outcomes
Above the street wall	5 metres	Setback that: • Enables adequate daylight penetration in streets and internal spaces, and views to the sky. • Reduces visual bulk to the street and maintains a pedestrian scale. • Achieves building separation above the street wall that supports internal amenity, privacy and appropriate outlook between buildings. • Reinforces the prominence of the street wall. • On Shiel Street, enables development to be visually recessive and provide an appropriate response to surrounding conditions.
Building setbacks from side and rear boundaries for habitable rooms	7.5 metres from the common boundary	Setback that: • Provides equitable development for adjoining sites. • Allows reasonable access to privacy, sunlight, daylight and outlook to windows. • Ensures buildings do not appear as a continuous wall and maintains open sky views between

		them. • Allows sun penetration do the public realm and mitigates wind impacts at street level.
Between buildings on the same site	12 metres	Setback that: • Allows reasonable access to privacy, sunlight, daylight and outlook to windows. • Ensures buildings do not appear as a continuous wall and maintains open sky views between them. • Allows sun penetration to the public realm and mitigates wind impacts at street level.

Solar protection

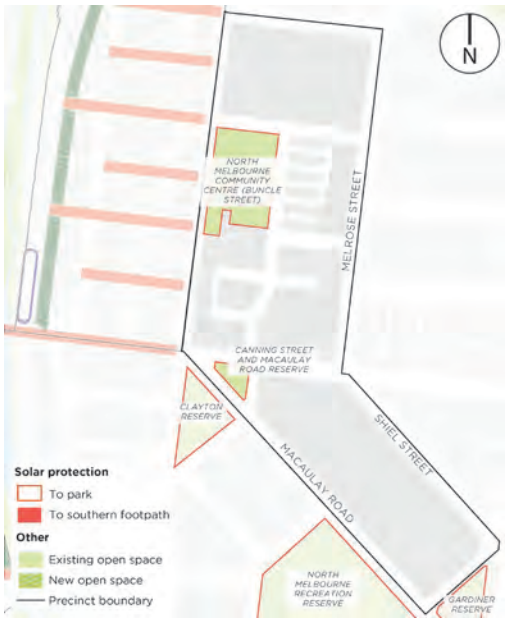
Built Form Requirements

Buildings and works must comply with the solar protection requirements for public parks specified in Table 4. Parks and streets with solar protection are identified in Map 3. In the event that buildings and works cast shadow over two or more parks, the requirement for each respective park must be met. These requirements do not apply to buildings and works constructed within public parks.

Table 4: Solar protection to public parks

Park	Date and hours
North Melbourne Community Centre (Buncle Street Reserve). Canning Street and Macaulay Road Reserve. Clayton Reserve. North Melbourne Recreation Reserve.	Buildings and works must not cast additional shadow onto the park between 10am and 3pm on 21 June beyond the existing shadow, or allowable shadow, or the combination of the existing shadow and allowable shadow (whichever is the greatest).
Gardiner Reserve.	Buildings and works must not cast additional shadow onto the park between 10am and 3pm on 21 June beyond the existing shadow.

Map 3: Solar protection



Site layout

Site layout refers to the arrangement of buildings and spaces, including the position of entries, building services and circulation cores and how these elements respond to and reinforce the character of streets and laneways.

Table 5: Site layout

Design Requirements	Design Outcome
Building should be aligned to the street at ground level unless they provide for a plaza. Development should avoid narrow publicly accessible alcoves and recesses that lack a clear public purpose. Development should avoid entrapment areas and areas with limited passive surveillance. Development should cater for anticipated pedestrian volumes.	Site layout that: • Reinforces the valued characteristics of streets and laneways. • Delivers a well-defined public realm.
Plazas should: ▪ Be open to the sky. ▪ Be accessible to people of all abilities. ▪ Provide opportunities for stationary activity. ▪ Be lined with active frontages. ▪ Incorporate soft and hard landscaping elements. ▪ Have access to sunlight.	Plazas that: • Are accessible to people of all abilities. • Are safe and attractive. • Deliver opportunities for stationary activity. • Alleviate pedestrian congestion.
Vehicle entries and loading bays should: • Be located on servicing and access interfaces shown on Map 4. • Not be located on a primary active or pedestrian priority interface shown on Map 4. The location and width of car park entries should minimise the impacts on the pedestrian network.	Vehicle entries that: • Do not create traffic conflict. • Do not undermine the attractiveness or safety of the pedestrian experience.
Colonnades should: ▪ Adopt vertical proportions with a height greater than the width. ▪ Incorporate high quality design detail to all publicly visible planes and surfaces. ▪ Provide ground level spaces that are accessible to people of all abilities. ▪ Have a clear public purpose. ▪ Be well-lit and provide clear lines of sight from one end to another. ▪ Be safe and free of entrapment spaces and areas with limited passive surveillance.	Colonnades that: • Are safe and attractive. • Are accessible to people of all abilities.

Building mass

Building mass relates to the three dimensional form of a building, including its scale, height, proportions and composition.

Table 6: Building mass

Design Requirements	Design Outcome
Development should adopt a diversity of forms, typologies and architectural language, within a cohesive design framework, on large sites where a development	Building mass that: ▪ Distinguishes between different buildings where a development

Design Requirements	Design Outcome
comprises multiple buildings. Development on large sites should provide variation in volume and height to break up building mass, including the opportunity for multiple rather than single towers.	comprises multiple buildings. ▪ Respects the height, scale and proportions of adjoining heritage places. ▪ Reinforces the fine grain and visual interest of streetscapes. ▪ Maintains a diverse and interesting skyline through the design of roof profiles. ▪ Reduces the visual impact and perception of building bulk from both near and afar.

Building program

Building program relates to the position and configuration of internal spaces to a building and has a direct relationship to the public realm.

Table 7: Building program

Design Requirements	Design Outcome
Development should position active uses to address the public realm. Development should: ▪ Maximise the number of pedestrian building entries. ▪ Avoid long expanses of frontage without a building entry. Large floorplate tenancies should be sleeved with smaller tenancies at ground level at a boundary to a street or laneway. Floor to floor heights should be a minimum of: ▪ 4.5 metres at ground level. ▪ 3.2 metres for levels associated with residential, accommodation. ▪ 4 metres for levels associated with commercial, retail and other uses. Floor to ceiling heights should be a minimum of: ▪ 4 metres at ground level. ▪ 2.7 metres for levels associated with residential, accommodation. ▪ 3.2 metres for above ground car parks ▪ 3.5 metres for levels associated with commercial, retail and other uses. Ground floor tenancies should be configured so that they do not rely upon queuing within the public realm, except where this occurs on a pedestrian only laneway where this is the established character.	A building program that: ▪ Delivers safe and high quality interfaces between the public and private realm. ▪ Maximises activation of the public realm. ▪ Can accommodate a range of tenancy sizes, including smaller tenancies in the lower levels of the building. ▪ Allows for adaptation to other uses over time. ▪ Delivers internal common areas or rooftop spaces that maximise passive surveillance and interaction with the public realm.
Ground floor building services, including waste, loading and parking access: ▪ Should be minimised. ▪ Must occupy less than 40 per cent of the ground floor area of the site area.	Building services that: ▪ Minimise impacts on the public realm. ▪ Maximise the quality and activation of the public realm.

Design Requirements	Design Outcome
Internal waste collection areas should be sleeved. Services, loading and waste areas should be located away from streets and public spaces, or within basements or upper levels. Service cabinets should be located internally with loading, waste or parking areas where possible. Undercroft spaces for waste or loading should not adversely impact safety and continuity of the public realm. Access doors to any waste, parking or loading area should: ▪ Be positioned no more than 500 millimetres from the street edge. ▪ Be designed as an integrated element of the building. Rooftop plant, services and antennae should be integrated into the overall building form.	▪ Do not dominate the pedestrian experience and are designed as an integrated design element. ▪ Provide waste collection facilities as an integrated part of the building design.
All car parking should be located in a basement unless it is part of a development that removes existing open to sky at grade car parking. Car park ramps should be capable of removal for future adaptation. Avoid car parking entries on small sites, where they impact on the activation and safety of the public realm. Above ground car parking: ▪ Must be located on the first floor or above unless it is a Consolidated Car Park. ▪ Must be sleeved to streets unless it is a Consolidated Car Park and the visual impact of the car park on the public realm has been minimised.	Car parking that: ▪ Minimises the impact of car parking on the public realm. ▪ Can be adapted to other uses. ▪ Is primarily delivered as a Consolidated Car Park.

Public interfaces

Public interfaces relate to the boundary between a building and the public realm along streets, laneways and open spaces.

Map 4: Public interface

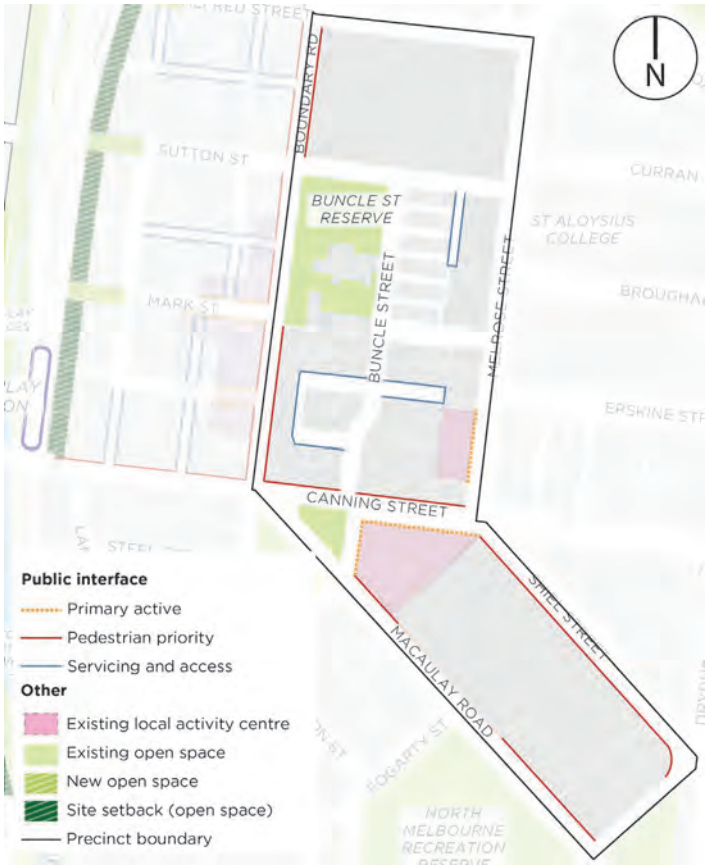


Table 8: Public interfaces

Design Requirements	Design Outcome
The following ground level frontage requirements must be met for development along primary active and pedestrian priority interfaces, as shown on Map 4: ▪ At least 80 per cent of the combined length of the ground level interfaces of a building to streets and laneways are an entry or window. This measurement excludes: Stall-risers to a height of 700mm. Pilasters. Window and door frames. ▪ Windows that have clear glazing without stickers or paint that obscures views. The ground level frontage requirements do not apply to the development of a building in a heritage overlay or heritage graded building. Development of a building in a heritage overlay or a heritage graded building should not reduce compliance with the public interface design outcomes. Security grilles or mesh should: ▪ Be transparent. ▪ Not block views into tenancies at night. ▪ Be mounted internally to the shop windows. Avoid tinted, opaque or high reflectivity glass which	Public interfaces that: ▪ Contribute to the use, activity, safety and interest of the public realm. ▪ Provide continuity of ground floor activity along streets and laneways. ▪ Allow unobstructed views through openings into the ground floor of buildings.

Design Requirements	Design Outcome
obscures views between the public realm and building interior. On sloping sites, a direct connection should be established at grade to useable space within ground level tenancies, with level transitions contained within the building envelope.	
Upper level projections and canopies should allow for the growth of existing and planned street trees. Upper level projections such as juliet balconies, adjustable screens or windows, cornices or other architectural features may project into streets or laneways: ▪ On primary active and pedestrian priority interfaces as shown on Map 4, up to 600 mm. ▪ On other streets and laneways up to 300 mm. On streets with primary active or pedestrian priority interfaces, balconies associated with an active commercial use may project up to 1.6 metres from the facade or 800 mm from the back of kerb. Balcony projections should be at least 5 metres above any public space measured from ground level. Development should not include enclosed balconies or habitable floor space projecting over the public realm. Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage. Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage.	Facade projections and balconies that: ▪ Do not adversely impact the levels of daylight or views to the sky from a street or laneway. ▪ Do not obstruct the service functions of a street or laneway through adequate clearance heights. ▪ Add activity the public realm. ▪ Form part of a cohesive architectural response to the public realm.
Development should include continuous weather protection along primary active and pedestrian priority interfaces as shown in Map 4, except where a heritage place warrants an alternative approach. Weather protection canopies should: ▪ Be between 3.5 metres and 5 metres above ground measured to the underside of the soffit. ▪ Provide for exposure to winter sun and shelter from summer sun. ▪ Not enclose more than one third of the width of a laneway. ▪ Display a high design standard including material selection in the appearance of the soffit and fascia.	Weather protection that: ▪ Delivers pedestrian comfort in the public realm and protection from rain, wind and summer sun. ▪ Uses canopies that are functional, of high quality design, and contribute to the human scale of the street.

Design detail

Design detail refers to the resolution of a contextually responsive building exterior that contributes to the quality of the public realm through its architectural expression, materials and finishes.

Table 9: Design detail

Design Requirements	Design Outcomes
Facades should provide for depth and a balance of light and shadow on the street wall and upper levels through the use of balconies, integrated shading, rebates or expression of structural elements. Street wall facades should avoid a	Exterior design that: ▪ Establishes a positive relationship between the appearance of new development and the valued characteristics of its context.

predominately glazed appearance. Street wall facades should establish a balance of transparency and solidity. Facades should avoid the use of surfaces which cause unacceptable glare to the public realm. Materials should be durable, robust and low maintenance in the higher parts of a building. Blank walls that are visible from the public realm should be designed as an integrated component of the building composition. Materials should be natural, tactile and visually interesting at the lower levels near the public interface to reinforce a human scale. Ground level interfaces including shopfronts should provide thickness, depth and articulation and avoid long expanses of floor to ceiling glazing. Materials and finishes such as painted concrete or ventilation louvres should be avoided at the lower levels where they undermine the visually rich, tactile quality of streets and laneways. Service cabinets should not visually dominate street frontages and should use high quality materials.	▪ Is visually interesting when viewed up close and from a distance. ▪ Responds to the distance at which the building is viewed and experienced from the public realm in the selection, scale and quality of design elements. ▪ Incorporates sufficient design detail in the lower levels of a building to deliver a visually rich and engaging pedestrian experience. ▪ Delivers high quality design on all visible sides of a building including rooftops, where visible from the public realm. ▪ At the ground level interface, provides visual connection between the public realm and interior spaces.

Wind effects

Built form outcomes

Buildings must be designed to achieve local wind conditions that:

- Maintain a safe and pleasant pedestrian environment on footpaths and other public spaces for walking, sitting or standing.

Built form requirements

The following built form requirements apply to buildings and works above 20m:

Buildings and works:

- Must not cause unsafe wind conditions as specified in Table 10 in publicly accessible areas, including spaces identified with solar protection, within the assessment distance from all facades.
- Should achieve comfortable wind conditions as specified in Table 10 in publicly accessible areas within the assessment distance from all facades.

The assessment distance is shown in Figure 1 below and is the greater of:

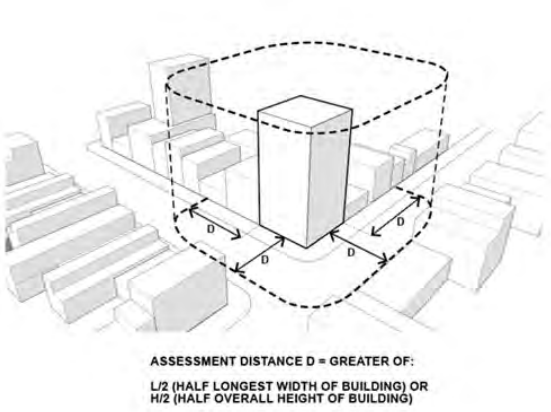
- Half the longest width of the building.
- Half the total height of the building.

Table 10: Wind effects on the public realm

Wind condition	Specification
Comfortable wind conditions	The hourly mean wind speed from all wind directions combined with a probability of exceedance of 20 per cent, is less than or equal to: ▪ 3 metres/second for sitting areas. ▪ 4 metres/second for standing areas.

	▪ 5 metres/second for walking areas. Hourly mean wind speed is the maximum of: ▪ The hourly mean wind speed the gust equivalent mean speed (3 second gust wind speed divided by 1.85).
Unsafe wind conditions	The hourly maximum 3 second gust from any wind direction (considering at least 16 wind directions) with a corresponding probability of exceedance percentage greater than 20 metres per second.

Figure 1



3.0 Subdivision

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Proposed C417

None specified.

4.0 Signs

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Proposed C417

None specified.

5.0 Application Requirements

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Proposed C417

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Urban Context Report and Plans

A site analysis and urban context report that:

- Documents the key contextual influences on the development.
- Demonstrates how the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
- Includes photomontage studies of the proposal within its streetscape context from pedestrian eye level at street level including relevant approved developments.
- Includes an analysis of how the amenity of the public and private realm is maximised given the relationship between the proposal and adjacent buildings and open space.
- Explains the effect of proposed building and works on microclimate including sunlight, daylight and on streets and other public spaces.

- Street elevations of the block showing how the development proposal sits within and contributes to its context.

- Plans, elevations and section drawings (1:50 or 1:20) and a written statement showing the design of the lower levels of the building including entries, shop front design, service areas, weather protection canopies and integrated signage elements.
- Where buildings and works above 20 metres in height are proposed, a three-dimensional digital model of the proposed development in accordance with the City of Melbourne 3D Digital Modelling Advisory Note.
- Where car parking is proposed at or above ground level, a car parking adaptation strategy prepared by a qualified structural engineer or architect to demonstrate the capacity to adapt the car parking areas to alternate uses in future.
- Scaled shadow diagrams to show existing and proposed shadows at hourly intervals from 10am to 3pm to demonstrate the impact on the public parks for the dates and times specified at Table 4 and shown on Map 3.

Wind analysis report

An application for a permit for a building with a total building height in excess of 20 metres must be accompanied by a wind analysis report prepared by a suitably qualified person. The wind analysis report must:

- Include details of the wind criteria used and justification for the wind criteria.
- Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all facades, or half the total height of the building, whichever is greater.
- At a minimum, model the wind effects of the proposed development and surrounding buildings (existing and proposed) using wind tunnel testing.
- Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
- Not rely on street trees or any other element such as screens, within public areas for wind mitigation.

High quality design report

An application for a permit must be accompanied by a report to demonstrate high quality design. The report must:

- Explain how the application provides high quality architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability, and public contribution to buildings and urban spaces.
- Explain how the application responds to the requirements of this schedule.
- Describe how the development addresses and provides high quality public realm outcomes and ameliorates solar and wind effects to the public realm.
- Where an application seeks to vary the requirement(s) of this schedule, it must explain how the built form outcomes are achieved, and how the alternative response demonstrates appropriate built form outcomes having regard to the decision guidelines of this schedule.

Design Excellence report

An application for a permit on key significant and strategic sites should be accompanied by a report to demonstrate design excellence.

- Significant and strategic sites include:
    - Consolidated sites and large sites over 1000 sqm.
    - Proposed to facilitate masterplanned developments.
    - Prominent locations including those sites that will deliver, or are adjacent to, public spaces, community uses, or major public infrastructure.
    - On, or adjacent to, an identified heritage place or character building.
    - On key interfaces including Moonee Ponds Creek, Boundary Road, Macaulay Road and Racecourse Road or at their intersection.
- The application should be accompanied by a report to demonstrate that one of the following Design Excellence processes has been undertaken. The report should:

- Demonstrate the use of a design review panel process or a design competition which has been endorsed by Melbourne City Council.
- Demonstrate how any feedback provided by a design review panel or design competition panel has been successfully responded to and adopted in the design response.

3D digital model of buildings and works

An application for a permit must be accompanied by a 3D digital model of the proposed buildings and works in a format to the satisfaction of the responsible authority. The model may be used for assessing overshadowing and visual impacts caused by the proposal and for general archive, research and public information purposes. The 3D model must show:

- Any existing shadow cast on the nominated public open spaces during the periods specified in Table 6.
- Any extent of shadow cast by the nominated street wall height on the public open spaces specified in Table 6.
- The extent of shadow to be cast by the proposed buildings and works.

6.0 Decision Guidelines

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Proposed C417

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- The extent to which the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
- Whether the development responds to its context including the built form character, height and scale of adjacent and nearby buildings and adjacent and nearby heritage places.
- Whether the cumulative effect of the proposed development in association with adjoining existing and potential development supports a high quality of pedestrian amenity in the public realm (public parks, footpaths and key pedestrian routes), in relation to human scale and microclimate conditions including overshadowing and wind impacts.
- On sites where a development comprises multiple buildings, whether the buildings adopt a diversity of forms, typologies and architectural language, within a cohesive design framework.

Building Height

- Whether the building height responds to the site and provides variation in building height compared with adjacent existing or proposed development.
- Whether the building height provides transition to lower scaled areas adjacent.

Street Wall Height

- Whether the building responds appropriately to the streetscape, including its width, and the scale and height of neighbouring buildings.
- If the proposed street wall height exceeds the preferred maximum height specified, the development should demonstrate that the proposed street wall height:
  - Is proportional to the street width.
  - Provides articulation, visual interest and variety over the length of the street frontage.

Building Setbacks

- Whether the building setbacks appropriately consider the:
  - Built form response on site including consideration of the size and shape of the parcel of land to which the application relates.
  - The siting of the proposed development and the areas to be occupied by the development in relation to the size and shape of the land.
  - Relationship to adjoining sites and consideration of the potential redevelopment opportunities.

- Articulation, visual interest and building modulation to decrease the impact of visual bulk and improve amenity outcomes.

Wind Effects

- Whether the proposal maintains safe and pleasant pedestrian microclimatic conditions on the footpath adjacent to the development and demonstrates:
  - A maximum of 3 metres per second for sitting which is associated with activities such as outdoor cafes, pool areas, gardens.
  - A maximum of 4 metres per second for standing which is associated with activities such as window shopping, drop off, queuing.
  - A maximum of 5 metres per second for walking adjacent to the development.
- The cumulative wind effects within the publicly accessible areas within the assessment distance, including public spaces subject to solar protection identified in Table 12 to this schedule.

Design Excellence

- The extent to which the development responds to the feedback of any design review panel or design competition process, whether or not that process occurs before the application is made.

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Proposed
C417

SCHEDULE 77 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO77**

CHELMSFORD PRECINCT

1.0 Design Objectives

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Proposed
C417

To create a predominantly commercial, mid-rise precinct with development generally ranging in height from 4 storeys (16 metres) to 6 storeys (24 metres).

To ensure development protects the amenity of existing low scale residential properties within the precinct and adjacent residential areas.

To ensure development achieves high quality design and invites design excellence in responding to the context of the precinct's industrial heritage, including heritage places and character buildings.

To ensure development delivers a high amenity public realm with a human scaled interface.

To ensure that new developments are set back from the interface with the Moonee Ponds Creek to protect sunlight access to the creek corridor.

2.0 Buildings and works

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Proposed
C417

2.1 Definitions

For the purposes of this schedule:

Additional shadow means any shadow cast outside of any existing shadow from buildings and works.

Allowable shadow means the shadow that would be cast on the park between 10am and 3pm, 21 June:

- By street walls built to the street wall height on land near a park;
- If no street wall height requirement applies, buildings built to the maximum building height requirement on land near the park.

Building services includes areas used for the purposes of loading, waste management and electrical, communications, gas, water and fire prevention infrastructure.

Character building means any of the buildings listed below (and identified as a Character Building in the *Macaulay Structure Plan 2021*):

- 1-7 Elizabeth Street, Kensington (single storey brick building)
- 5 Fink Street, Kensington (single storey brick factory)
- 9-15 Bruce Street, Kensington (two storey brick building)
- 350 Arden Street, Kensington (two storey brick warehouse)
- 348 Arden Street, Kensington (two storey brick warehouse)
- 330-344 Arden Street, Kensington (two storey brick warehouse)

Consolidated car park means a car park:

- Where all parking bays and related facilities are held in single ownership.
- That is available for shared usage by a catchment larger than the site on which the car parking is provided.
- That is managed in accordance with a car parking plan that is to the satisfaction of the responsible authority.

Existing shadow means any shadow cast by existing buildings and works and the shadow that would be cast by a building of 9 metres in height.

Floor Area Ratio means the gross floor area above finished floor level of all buildings on a site, divided by the area of the site. For the purposes of this calculation:

- gross floor area includes all enclosed areas, services, lifts, car stackers and covered balconies.
- the area of the site includes all contiguous titles in the same ownership that form part of the proposed development before redevelopment and/or subdivision, including land required by Council for public realm.

Laneway means a road reserve of a public highway 9 metres or less wide.

Sleeve means to position active uses between large floorplate tenancies, carpark or service areas and the public realm to achieve an active and safe street edge.

Stationary activity means activities by pedestrians that involve extended stays within a space, such as sitting and eating, rather than walking through.

Street means a road reserve of a public highway more than 9 metres wide.

Street wall means any part of a building constructed within 0.3 metres of an existing or proposed street, laneway or public open space.

Street wall height means the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the street wall, with the exception of non-habitable architectural features not more than 3.0 metres in height and building services setback at least 3.0 metres behind the street wall.

2.2 Buildings and works for which no permit is required

A permit is not required:

- to construct a building or carry out works at ground level to provide access for persons with disabilities that comply with all legislative requirements.
- for buildings and works to install or modify building services where the overall building height is not increased.

2.3 Requirements

The following buildings and works requirements apply to an application to construct a building or carry out works:

- Buildings and works must meet the Design Objectives specified in this schedule.
- A permit cannot be granted to vary a Built Form Requirement expressed with the term 'must'.
- A permit may be granted to vary a discretionary Built Form Requirement expressed with the term 'should'.

An application for buildings and works that does not meet a requirement expressed with the term 'should' must demonstrate how the development will achieve the relevant Built Form and/or Design Outcomes.

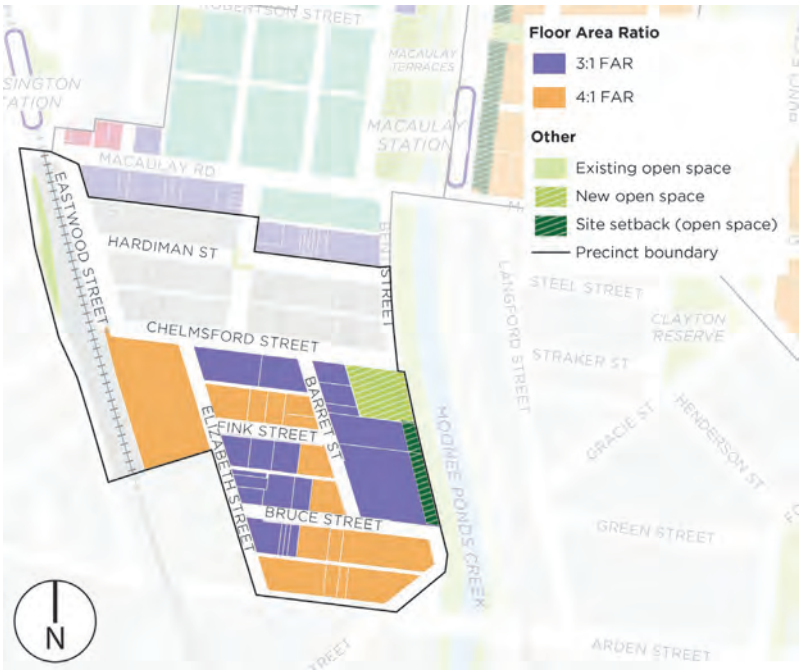
Floor Area Ratio

Built form Requirement

An application to construct a building or carry out works must not exceed the Floor Area Ratio shown in Map 1.

Where the site includes contiguous titles in the same ownership, a section 173 agreement must be entered into and registered on each title which records the amount of Floor Area Ratio developed across the entire site, and the amount (if any) of remaining Floor Area Ratio able to be developed on each title should it be individually redeveloped in future.

Map 1: Floor Area Ratio



Building height

Buildings and works should not exceed the preferred maximum building height shown in Map 2 and as specified in Table 1 of this schedule.

Map 2: Building height

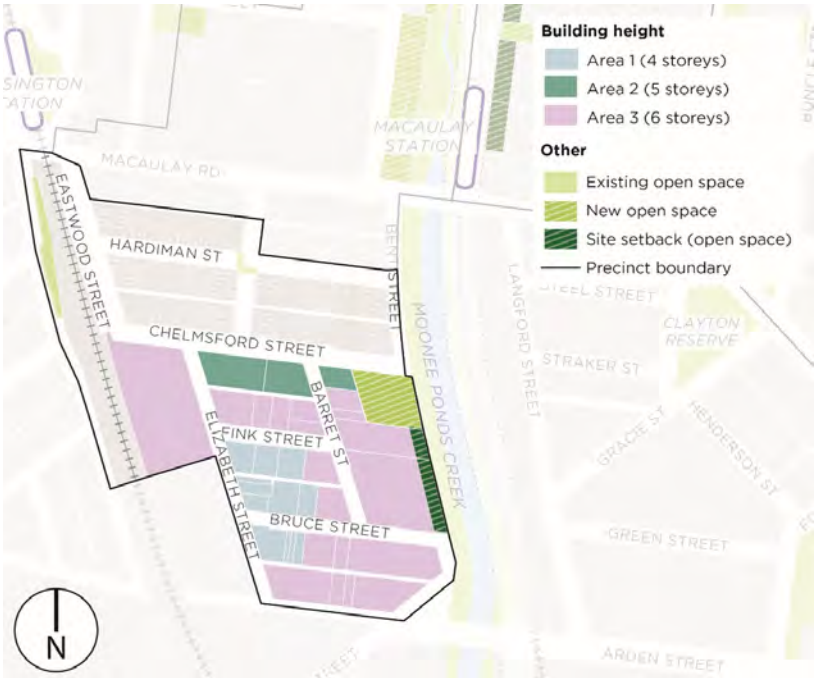


Table 1: Building height

Area	Preferred Maximum Building Height	Built Form Outcome
1	4 storeys (16 metres)	Building height that: • Ensures new development respects the scale and height of adjoining residential buildings. • Does not increase the shadow cast beyond the street wall to the southern footpath of Bruce Street between 11am and 2pm on 22 September.
2	5 storeys (20 metres)	Building height that: • Provides a transition to established low scale residential areas north of Chelmsford Street. • Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to future Chelmsford Street Reserve.
3	6 storeys (24 metre)	Building height that: • Allows for a range of building typologies that contribute positively to the public realm. • Responds to the existing scale and character of the precinct. • Limits overshadowing of Moonee Ponds Creek corridor. • Does not increase the shadow cast beyond the street wall to the southern footpath of Fink, Bruce and Arden streets between 11am and 2pm on 22 September. • Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to future Chelmsford Street Reserve.

Site setback

Buildings and works must have a minimum site setback as shown in Map 3 and specified in Table 2 of this schedule.

Map 3: Site setback

Table 2: Site setback

Area	Mandatory Site setback	Built Form Outcome
Properties that interface with Moonee Ponds Creek as identified in Map 3.	15 metres from the western boundary of Moonee Ponds Creek.	Site setback that: • Delivers a linear public open space along the Moonee Ponds Creek to provide a shared path and prevent overshadowing of the creek corridor. • Is open to the sky and contains deep soil. • Is accessible to the public 24/7.

Street wall heights

Buildings and works should not exceed the preferred maximum street wall height as shown in Map 4 and specified in Table 3 of this schedule. Buildings and works must not exceed the mandatory street wall height requirement as shown in Map 4 and as specified in Table 3 of this schedule.

For corner conditions with two different street wall heights, the higher street wall should wrap around the corner for a maximum distance of 15 metres.

Map 4: Street wall height

Table 3: Street wall height

Area	Preferred Maximum Street Wall Height	Mandatory maximum street wall height	Built Form Outcome
A		3 storeys (16 metres)	Street wall height that: • Does not overshadow the southern footpath of Bruce Street on 22 September between 11am and 2pm.
B		4 storeys (16m)	Street wall height that: Does not overshadow the southern footpath of Bruce Street on 22 September between 11am and 2pm.
C		4 storeys (16.5 metres)	Street wall height that: • Responds to existing low scale residential areas to the north of Chelmsford Street and does not overwhelm the streetscape. • Does not overshadow the southern footpath of Fink Street on 22 September between 11am and 2pm. • Generally establishes a 1:1 street wall height to street width ratio along Bruce and Fink streets, providing an appropriate sense of enclosure and a comfortable scale at street level.
D	3 storeys (12	4 storeys (16	Street wall height that:

	metres)	metres)	• Respects the scale of residential buildings and heritage places and does not overwhelm existing buildings and streetscape.
E	3 to 5 storeys (12 metres to 20 metres)		Street wall height that: • Enables daylight and sunlight penetration to adjoining residential sites. • Responds to the narrow laneway.
F	5 storeys (20 metres)		Street wall height that: • Defines a legible street edge to the north-south streets. • Provides a comfortable scale at street level.
G	3 to 6 storeys (12 metres to 24 metres)		Street wall height that: • Is lower to narrow streets and laneways to deliver a comfortable pedestrian environment that achieves access to sunlight and sky views and minimises the impact of wind. • Is lower adjoining buildings with a 3 to 4 storey street wall height. • Is taller where the street wall meets Barrett, Elizabeth and Lloyd streets to define street edges and promote legibility of the precinct. • Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to the future Chelmsford Street Reserve. • Is taller at the southern boundary of the future Chelmsford Street Reserve to define the edge and allow for passive surveillance.
H	6 storeys (24 metres)		Street wall height that: • Defines a legible street edge to the north-south streets. • Does not overwhelm the streetscape. • Limits overshadowing of the Moonee Ponds Creek corridor.
I	4 storeys (16 metres)		Street wall height that: • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. • Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to the future Chelmsford Street Reserve.
J		3 storeys (15 metres)	Street wall height that: • Does not overshadow the southern footpath of Arden Street on 22 September between 11am and 2pm.

Building setbacks

Buildings and works should be setback by the preferred minimum distance as specified in Table 4.

Table 4: Building setbacks

Location	Preferred Minimum Building Setback	Built Form Outcomes
Above the street wall	5 metres	Setback that: • Enables adequate daylight penetration in streets and internal spaces, and views to the sky. • Reduces visual bulk to the street and maintains a pedestrian scale. • Achieves building separation above the street wall that supports internal amenity, privacy and appropriate outlook between buildings. • Reinforces the prominence of the street wall.
Building setbacks from side and rear boundaries for habitable rooms	7.5 metres from the common boundary	Setback that: • Provides equitable development for adjoining sites. • Allows reasonable access to privacy, sunlight, daylight and outlook to windows. • Ensures buildings do not appear as a continuous wall and maintains open sky views between them. • Allows sun penetration to the public realm and mitigates wind impacts at street level.
Between buildings on the same site	12 metres	Setback that: • Allows reasonable access to privacy, sunlight, daylight and outlook to windows. • Ensures buildings do not appear as a continuous wall and maintains open sky views between them. • Allows sun penetration to the public realm and mitigates wind impacts at street level.

Solar protection

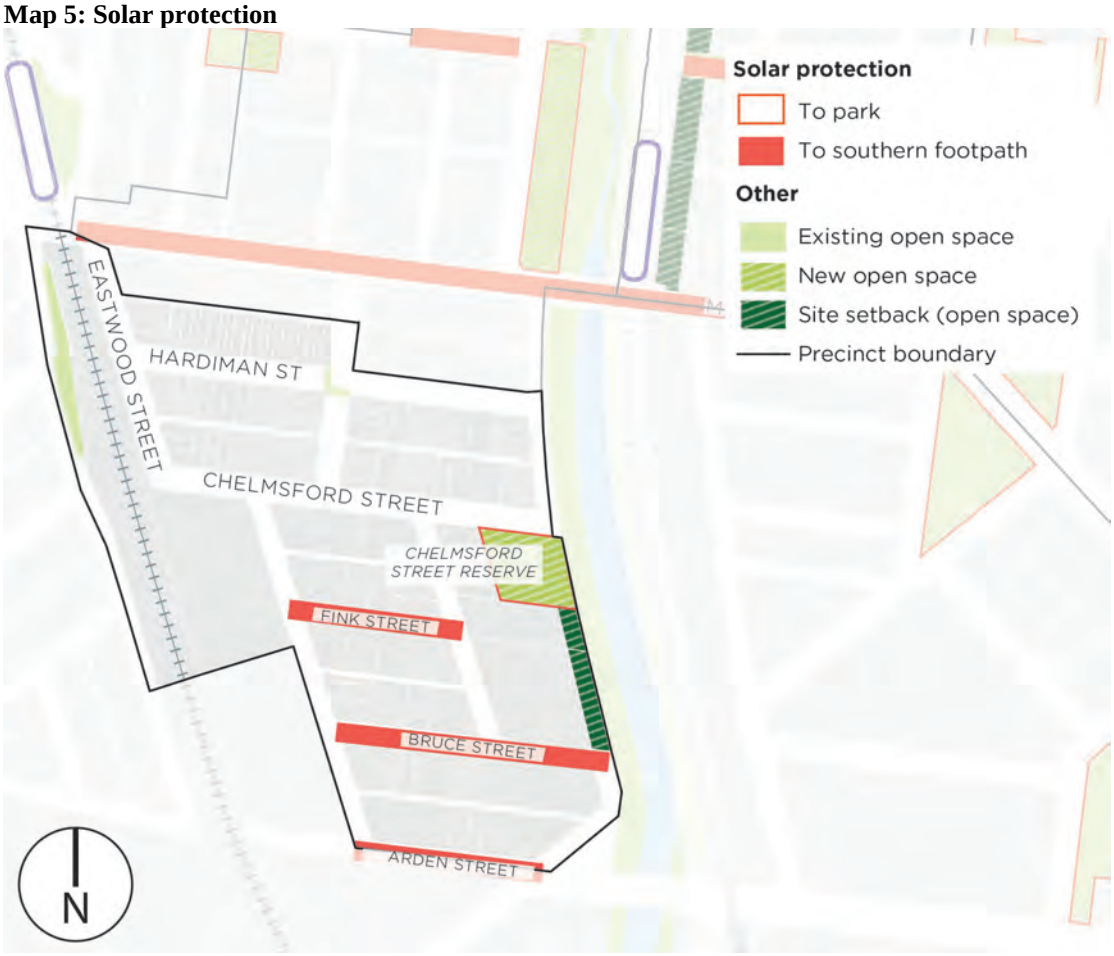
Built form requirements
Buildings and works above the street wall must not cast additional shadow to the southern footpath of Fink Street, Bruce Street, Arden Street and on 22 September between 11am and 2pm.

Buildings and works must comply with the solar protection requirements to public parks specified in Table 5. Parks and streets with solar protection are identified in Map 5. In the event that buildings and works cast shadow over two or more parks, the requirement for each park must be met. These requirements do not apply to buildings and works constructed within public parks.

Table 5: Solar protection to public parks

Public park	Date and hours
Proposed Chelmsford Street Reserve	Buildings and works must not cast additional shadow onto the park between 10am and 3pm on June 21 beyond the existing shadow, or allowable shadow, or the combination of the existing shadow and allowable shadow (whichever is the greatest).

Map 5: Solar protection



Site layout

Site layout refers to the arrangement of buildings and spaces, including the position of entries, building services and circulation cores and how these elements respond to and reinforce the character of streets and laneways.

Table 6: Site layout

Design Requirements	Design Outcome
Building should be aligned to the street at ground level unless they provide for a plaza. Development should avoid narrow publicly accessible alcoves and recesses that lack a clear public purpose. Development should avoid entrapment areas and areas with limited passive surveillance. Development should cater for anticipated pedestrian volumes.	Site layout that: • Reinforces the valued characteristics of streets and laneways. • Delivers a well-defined public realm.
Plazas should: ▪ Be open to the sky. ▪ Be accessible to people of all abilities. ▪ Provide opportunities for stationary activity. ▪ Be lined with active frontages. ▪ Incorporate soft and hard landscaping elements. ▪ Have access to sunlight	Plazas that: • Are accessible to people of all abilities. • Are safe and attractive. • Deliver opportunities for stationary activity. • Alleviate pedestrian congestion.

Design Requirements	Design Outcome
Vehicle entries and loading bays should: • Be located on servicing and access interfaces shown on Map 6. • Not be located on a primary active interface shown on Map 6. The location and width of car park entries should minimise the impacts on the pedestrian network.	Vehicle entries that: • Do not create traffic conflict. • Do not undermine the attractiveness or safety of the pedestrian experience.
Colonnades should: ▪ Adopt vertical proportions with a height greater than the width. ▪ Incorporate high quality design detail to all publicly visible planes and surfaces. ▪ Provide ground level spaces that are accessible to people of all abilities. ▪ Have a clear public purpose. ▪ Be well-lit and provide clear lines of sight from one end to another. ▪ Be safe and free of entrapment spaces and areas with limited passive surveillance.	Colonnades that: • Are safe and attractive. • Are accessible to people of all abilities.

Building mass

Building mass relates to the three dimensional form of a building, including its scale, height, proportions and composition.

Table 7: Building mass

Design Requirements	Design Outcome
Development should adopt a diversity of forms, typologies and architectural language, within a cohesive design framework, on large sites where a development comprises multiple buildings. Development on large sites should provide variation in volume and height to break up building mass, including the opportunity for multiple rather than single towers.	Building mass that: • Distinguishes between different buildings where a development comprises multiple buildings. • Respects the height, scale and proportions of adjoining heritage places. • Reinforces the fine grain and visual interest of streetscapes. • Maintains a diverse and interesting skyline through the design of roof profiles. • Reduces the visual impact and perception of building bulk from both near and afar.

Building program

Building program relates to the position and configuration of internal spaces to a building and has a direct relationship to the public realm.

Table 8: Building program

Design Requirements	Design Outcome
Development should position active uses to address the public realm. Development should: • Maximise the number of pedestrian building entries. • Avoid long expanses of frontage without a building entry.	A building program that: • Delivers safe and high quality interfaces between the public and private realm. • Maximises activation of the public realm. • Can accommodate a range of tenancy sizes, including smaller tenancies in the lower levels of the building.

Design Requirements	Design Outcome
Large floorplate tenancies should be sleeved with smaller tenancies at ground level at a boundary to a street or laneway. Floor to floor heights should be a minimum of: • 4.5 metres at ground level. • 3.2 metres for levels associated with residential, accommodation. • 4 metres for levels associated with commercial, retail and other uses. Floor to ceiling heights should be a minimum of: • 4 metres at ground level. • 2.7 metres for levels associated with residential, accommodation. • 3.2 metres for above ground car parks. • 3.5 metres for levels associated with commercial, retail and other uses. Ground floor tenancies should be configured so that they do not rely upon queuing within the public realm, except where this occurs on a pedestrian only laneway where this is the established character.	• Allows for adaptation to other uses over time. • Delivers internal common areas or rooftop spaces that maximise passive surveillance and interaction with the public realm.
Ground floor building services, including waste, loading and parking access: • Should be minimised. • Must occupy less than 40 per cent of the ground floor area of the site area. Internal waste collection areas should be sleeved. Services, loading and waste areas should be located away from streets and public spaces, or within basements or upper levels. Service cabinets should be located internally with loading, waste or parking areas where possible. Undercroft spaces for waste or loading should not adversely impact safety and continuity of the public realm. Access doors to any waste, parking or loading area should: • Be positioned no more than 500 millimetres from the street edge. • Be designed as an integrated element of the building. Rooftop plant, services and antennae should be integrated into the overall building form.	Building services that: • Minimise impacts on the public realm. • Maximise the quality and activation of the public realm. • Do not dominate the pedestrian experience and are designed as an integrated design element. • Provide waste collection facilities as an integrated part of the building design.
All car parking should be located in a basement unless it is part of a development that removes existing open to sky at grade car parking. Car park ramps should be capable of removal for future adaptation. Avoid car parking entries on small sites, where they impact on the activation and safety of the public realm.	Car parking that: • Minimises the impact of car parking on the public realm. • Can be adapted to other uses. • Is primarily delivered as a Consolidated Car Park.

Design Requirements	Design Outcome
Above ground car parking: • Must be located on the first floor or above unless it is a Consolidated Car Park. • Must be sleeved to streets unless it is a Consolidated Car Park and its visual impact on the public realm has been minimised.	

Public interfaces

Public interfaces relate to the boundary between a building and the public realm along streets, laneways and open spaces.

Table 9: Public interfaces

Design Requirements	Design Outcome

The following ground level frontage requirements must be met for development along primary active interfaces, as shown on Map 6:
• At least 80 per cent of the combined length of the ground level interfaces of a building to streets and laneways are an entry or window. This measurement excludes:
  • Stall-risers to a height of 700mm.
  • Pilasters.
  • Window and door frames.
• Windows that have clear glazing without stickers or paint that obscures views.
The ground level frontage requirements do not apply to the development of a building in a heritage overlay or heritage graded building. Development of a building in a heritage overlay or a heritage graded building should not reduce compliance with the public interface design outcomes.
Security grilles or mesh should:
• Be transparent.
• Not block views into tenancies at night.
• Be mounted internally to the shop windows.
Avoid tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior.
On sloping sites, a direct connection should be established at grade to useable space within ground level tenancies, with level transitions contained within the building envelope.
	Public interfaces that:
	• Contribute to the use, activity, safety and interest of the public realm.
	• Provide continuity of ground floor activity along streets and laneways.
	• Allow unobstructed views through openings into the ground floor of buildings.

Upper level projections and canopies should allow for the growth of existing and planned street trees. Upper level projections such as juliet balconies, adjustable screens or windows, cornices or other architectural features may project into streets or laneways: • On primary active interfaces as shown on Map 4, up to 600 mm. • On other streets and laneways up to 300 mm. On streets with primary active interfaces, balconies associated with an active commercial use may project	Facade projections and balconies that: • Do not adversely impact the levels of daylight or views to the sky from a street or laneway. • Do not obstruct the service functions of a street or laneway through adequate clearance heights. • Add activity the public realm. • Form part of a cohesive architectural response to the public realm.

Design Requirements	Design Outcome
up to 1.6 metres from the facade or 800 mm from the back of kerb. Balcony projections should be at least 5 metres above any public space measured from ground level. Development should not include enclosed balconies or habitable floor space projecting over the public realm. Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage. Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage.	
Development should include continuous weather protection along primary active interfaces as shown in Map 6, except where a heritage place warrants an alternative approach. Weather protection canopies should: • Be between 3.5 metres and 5 metres above ground measured to the underside of the soffit. • Provide for exposure to winter sun and shelter from summer sun. • Not enclose more than one third of the width of a laneway. • Display a high design standard including material selection in the appearance of the soffit and fascia.	Weather protection that: • Delivers pedestrian comfort in the public realm and protection from rain, wind and summer sun. • Uses canopies that are functional, of high quality design, and contribute to the human scale of the street.

Map 6: Public interface

Design detail

Design detail refers to the resolution of a contextually responsive building exterior that contributes to the quality of the public realm through its architectural expression, materials and finishes.

Table 10: Design detail

Design Requirements	Design Outcomes
Facades should provide for depth and a balance of light and shadow on the street wall and upper levels through the use of balconies, integrated shading, rebates or expression of structural elements. Street wall facades should avoid a predominately glazed appearance. Street wall facades should establish a balance of transparency and solidity. Facades should avoid the use of surfaces which cause unacceptable glare to the public realm. Materials should be durable, robust and low maintenance in the higher parts of a building. Blank walls that are visible from the public realm should be designed as an integrated component of the building composition. Materials should be natural, tactile and visually interesting at the lower levels near the public interface to reinforce a human scale. Ground level interfaces including shopfronts should provide thickness, depth and articulation and avoid long expanses of floor to ceiling glazing. Materials and finishes such as painted concrete or ventilation louvres should be avoided at the lower levels where they undermine the visually rich, tactile quality of streets and laneways. Service cabinets should not visually dominate street frontages and should use high quality materials.	Exterior design that: ▪ Establishes a positive relationship between the appearance of new development and the valued characteristics of its context. ▪ Is visually interesting when viewed up close and from a distance. ▪ Responds to the distance at which the building is viewed and experienced from the public realm in the selection, scale and quality of design elements. ▪ Incorporates sufficient design detail in the lower levels of a building to deliver a visually rich and engaging pedestrian experience. ▪ Delivers high quality design on all visible sides of a building including rooftops, where visible from the public realm. ▪ At the ground level interface, provides visual connection between the public realm and interior spaces.

Wind effects

Built form requirements

The following built form requirements apply to buildings and works above 20 metres:

Buildings and works:

- Must not cause unsafe wind conditions as specified in Table 11 in publicly accessible areas, including spaces identified with solar protection, within the assessment distance from all facades.
- Should achieve comfortable wind conditions as specified in Table 11 in publicly accessible areas within the assessment distance from all facades.

The assessment distance is shown in Figure 1 below and is the greater of:

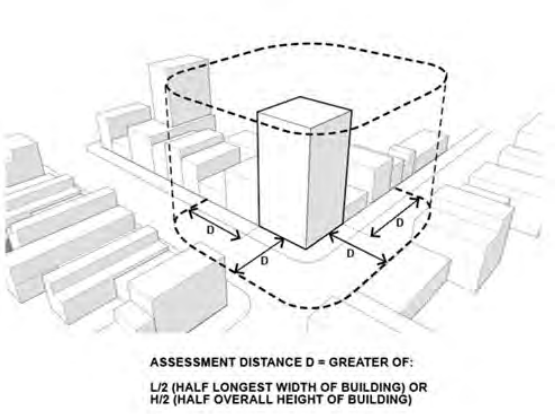
- Half the longest width of the building.
- Half the total height of the building.

Table 11: Wind effects on the public realm

Wind condition	Specification
Comfortable wind conditions	The hourly mean wind speed from all wind directions combined with a probability of exceedance of 20 per cent, is less than or equal to: ▪ 3 metres/second for sitting areas. ▪ 4 metres/second for standing areas. ▪ 5 metres/second for walking areas. Hourly mean wind speed is the maximum of:

	▪ The hourly mean wind speed the gust equivalent mean speed (3 second gust wind speed divided by 1.85).
Unsafe wind conditions	The hourly maximum 3 second gust from any wind direction (considering at least 16 wind directions) with a corresponding probability of exceedance percentage greater than 20 metres per second.

Figure 1



3.0 Subdivision

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Proposed C417

None specified.

4.0 Signs

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Proposed C417

None specified.

5.0 Application Requirements

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Proposed C417

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Urban Context Report and Plans

A site analysis and urban context report that:

- Documents the key contextual influences on the development.
- Demonstrates how the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
- Includes photomontage studies of the proposal within its streetscape context from pedestrian eye level at street level including relevant approved developments.
- Includes an analysis of how the amenity of the public and private realm is maximised given the relationship between the proposal and adjacent buildings and open space.
- Explains the effect of proposed building and works on microclimate including sunlight, daylight and on streets and other public spaces.

- Street elevations of the block showing how the development proposal sits within and contributes to its context.
- Plans, elevations and section drawings (1:50 or 1:20) and a written statement showing the design of the lower levels of the building including entries, shop front design, service areas, weather protection canopies and integrated signage elements.

- Where buildings and works above 20 metres in height are proposed, a three-dimensional digital model of the proposed development in accordance with the City of Melbourne 3D Digital Modelling Advisory Note.
- Where car parking is proposed at or above ground level, a car parking adaptation strategy prepared by a qualified structural engineer or architect to demonstrate the capacity to adapt the car parking areas to alternate uses in future.
- Scaled shadow diagrams to show existing and proposed shadows at hourly intervals from 10am to 3pm to demonstrate the impact on the public parks for the dates and times specified at Table 5 and shown on Map 5.

Wind analysis report

An application for a permit for a building with a total building height in excess of 20 metres must be accompanied by a wind analysis report prepared by a suitably qualified person. The wind analysis report must:

- Include details of the wind criteria used and justification for the wind criteria.
- Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all facades, or half the total height of the building, whichever is greater.
- At a minimum, model the wind effects of the proposed development and surrounding buildings (existing and proposed) using wind tunnel testing.
- Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
- Not rely on street trees or any other element such as screens, within public areas for wind mitigation.

High quality design report

An application for a permit must be accompanied by a report to demonstrate high quality design. The report must:

- Explain how the application provides high quality architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability, and public contribution to buildings and urban spaces.
- Explain how the application responds to the requirements of this schedule.
- Describe how the development addresses and provides high quality public realm outcomes and ameliorates solar and wind effects to the public realm.
- Where an application seeks to vary the requirement(s) of this schedule, it must explain how the built form outcomes are achieved, and how the alternative response demonstrates appropriate built form outcomes having regard to the decision guidelines of this schedule.

Design Excellence report

An application for a permit on key significant and strategic sites should be accompanied by a report to demonstrate design excellence.

- Significant and strategic sites include:
    - Consolidated sites and large sites over 1000 sqm.
    - Proposed to facilitate masterplanned developments.
    - Prominent locations including those sites that will deliver, or are adjacent to, public spaces, community uses, or major public infrastructure.
    - On, or adjacent to, an identified heritage place or character building.
    - On key interfaces including Moonee Ponds Creek.
- The report should:
    - Demonstrate the use of a design review panel process or a design competition which has been endorsed by Melbourne City Council.
    - Demonstrate how any feedback provided by a design review panel or design competition panel has been successfully responded to and adopted in the design response.

3D digital model of buildings and works

An application for a permit must be accompanied by a 3D digital model of the proposed buildings and works in a format to the satisfaction of the responsible authority. The model may be used for assessing overshadowing and visual impacts caused by the proposal and for general archive, research and public information purposes. The 3D model must show:

- Any existing shadow cast on the nominated public open spaces during the periods specified in Table 6.
- Any extent of shadow cast by the nominated street wall height on the public open spaces specified in Table 6.
- The extent of shadow to be cast by the proposed buildings and works.

6.0 Decision Guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- The extent to which the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
- Whether the development responds to its context including the built form character, height and scale of adjacent and nearby buildings and adjacent and nearby heritage places.
- Whether the cumulative effect of the proposed development in association with adjoining existing and potential development supports a high quality of pedestrian amenity in the public realm (public parks, footpaths and key pedestrian routes), in relation to human scale and microclimate conditions including overshadowing and wind impacts.
- On sites where a development comprises multiple buildings, whether the buildings adopt a diversity of forms, typologies and architectural language, within a cohesive design framework.

Building Height

- Whether the building height responds to the site and provides variation in building height compared with adjacent existing or proposed development.
- Whether the building height provides transition to lower scaled areas adjacent.

Street Wall Height

- Whether the building responds appropriately to the streetscape, including its width, and the scale and height of neighbouring buildings.
- If the proposed street wall height exceeds the preferred maximum height specified, the development should demonstrate that the proposed street wall height:
  - Is proportional to the street width.
  - Provides articulation, visual interest and variety over the length of the street frontage.

Building Setbacks

- Whether the building setbacks appropriately consider the:
  - Built form response on site including consideration of the size and shape of the parcel of land to which the application relates.
  - The siting of the proposed development and the areas to be occupied by the development in relation to the size and shape of the land.
  - Relationship to adjoining sites and consideration of the potential redevelopment opportunities.
  - Articulation, visual interest and building modulation to decrease the impact of visual bulk and improve amenity outcomes.

Wind Effects

- Whether the proposal maintains safe and pleasant pedestrian microclimatic conditions on the footpath adjacent to the development and demonstrates:

- A maximum of 3 metres per second for sitting which is associated with activities such as outdoor cafes, pool areas, gardens.
- A maximum of 4 metres per second for standing which is associated with activities such as window shopping, drop off, queuing.
- A maximum of 5 metres per second for walking adjacent to the development.

- The cumulative wind effects within the publicly accessible areas within the assessment distance, including public spaces subject to solar protection identified in Table 12 to this schedule.

Design Excellence

- The extent to which the development responds to the feedback of any design review panel or design competition process, whether or not that process occurs before the application is made.

SCHEDULE 78 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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Proposed
C417

Shown on the planning scheme map as **DDO78**

STUBBS PRECINCT

1.0 Design Objectives

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Proposed
C417

To create a mixed use, mid-rise precinct with development generally ranging in height from 4 storeys (16 metres) up to 8 storeys (32 metres).

To ensure development protects the amenity of, and responds to, adjacent low scale residential areas.

To ensure all development delivers high quality design and on larger sites delivers multiple buildings with a diversity of built form typology and invites design excellence.

To ensure development supports a high quality permeable environment for pedestrians and cyclists.

To ensure development delivers a high amenity public realm with a human scaled interface.

2.0 Buildings and works

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2.1 Definitions

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For the purposes of this schedule:

Additional shadow means any shadow cast outside of any existing shadow from buildings and works.

Allowable shadow means the shadow that would be cast on the park between 10am and 3pm, 21 June:

- By street walls built to the street wall height on land near a park;
- If no street wall height requirement applies, buildings built to the maximum building height requirement on land near the park

Building services includes areas used for the purposes of loading, waste management and electrical, communications, gas, water and fire prevention infrastructure.

Character building means any of the buildings listed below (and identified as a Character Building in the *Macaulay Structure Plan 2021*):

- 456 Macaulay Road, Kensington (single storey brick workshop)

Consolidated car park means a car park:

- Where all parking bays and related facilities are held in single ownership;
- That is available for shared usage by a catchment larger than the site on which the car parking is provided;
- That is managed in accordance with a car parking plan that is to the satisfaction of the responsible authority.

Existing shadow means any shadow cast by existing buildings and works and the shadow that would be cast by a building of 9 metres in height.

Floor Area Ratio means the gross floor area above finished floor level of all buildings on a site, divided by the area of the site. For the purposes of this calculation:

- gross floor area includes all enclosed areas, services, lifts, car stackers and covered balconies

- the area of the site includes all contiguous titles in the same ownership that form part of the proposed development before redevelopment and/or subdivision, including land required by Council for public realm.

Laneway means a road reserve of a public highway 9 metres or less wide.

Sleeve means to position active uses between large floorplate tenancies, carpark or service areas and the public realm to achieve an active and safe street edge.
Stationary activity means activities by pedestrians that involve extended stays within a space, such as sitting and eating, rather than walking through.

Street means a road reserve of a public highway more than 9 metres wide.

Street wall means any part of a building constructed within 0.3 metres of an existing or proposed street, laneway or public open space.

Street wall height means the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the street wall, with the exception of non-habitable architectural features not more than 3.0 metres in height and building services setback at least 3.0 metres behind the street wall.

2.2 Buildings and works for which no permit is required

A permit is not required:

- to construct a building or carry out works at ground level to provide access for persons with disabilities that comply with all legislative requirements.
- for buildings and works to install or modify building services where the overall building height is not increased.

2.3 Requirements

The following requirements apply to an application to construct a building or carry out works:

- Buildings and works must meet the Design Objectives specified in this schedule.
- A permit cannot be granted to vary a Built Form Requirement expressed with the term 'must'.
- A permit may be granted to vary a discretionary Built Form Requirement expressed with the term 'should'.

An application for buildings and works that does not meet a requirement expressed with the term 'should' must demonstrate how the development will achieve the relevant Built Form and/or Design Outcomes.

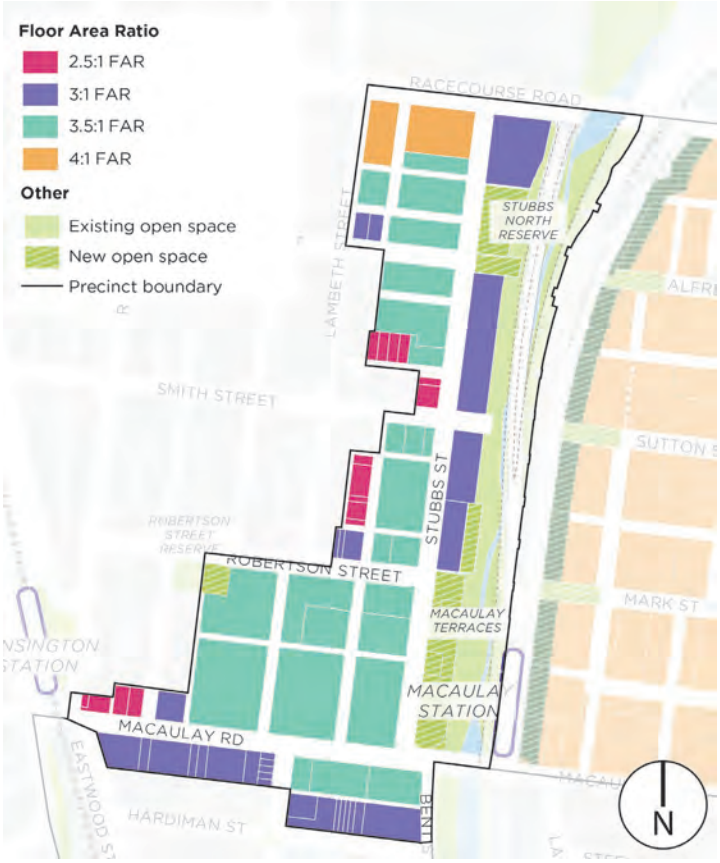
Floor Area Ratio

Built Form Requirement

An application to construct a building or carry out works must not exceed the Floor Area Ratio shown in Map 1.

Where the site includes contiguous titles in the same ownership, a section 173 agreement must be entered into and registered on each title which records the amount of Floor Area Ratio developed across the entire site, and the amount (if any) of remaining Floor Area Ratio able to be developed on each title should it be individually redeveloped in future.

Map 1: Floor Area Ratios



Building height

Buildings and works should not exceed the preferred maximum building height shown in Map 2 and as specified in Table 1 of this schedule.

Map 2: Building height

Table 1: Building height

Area	Preferred Maximum Building Height	Built Form Outcome
1	8 storeys (32 metres)	Building height that: • Reflects the existing character and higher built form along Racecourse Road arterial connection. • Supports greater building mass along Racecourse Road and central to Macaulay Road blocks. • Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to the new Stubbs North Reserve and Macaulay Terraces. • Does not cast a shadow beyond the street wall to the southern footpath of Macaulay Road between 11am and 2pm on 22 September
2	6 storeys (24 metres)	Building height that: • Limits overshadowing to Moonee Ponds Creek. • Does not cast a shadow beyond the street wall to the southern footpath of Parsons and Robertson streets between 11am and 2pm on 22 September • Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to the new Stubbs North Reserve, Robertson Street Reserve expansion and Macaulay Terraces. • Provides a transition from higher built form along Racecourse Road to a lower scale fronting Moonee Ponds Creek and the low scale residential development south of Macaulay Road.

3	6 storeys (24 metres) to a depth of 10 metres	Building height that: • Does not cast a shadow beyond the street wall to the southern footpath of Macaulay Road between 11am and 2pm on 22 September • Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to Macaulay Terraces. •
4	5 storeys (20 metres)	Building height that: • Respects the character of the existing low scale residential development to the south.
5	4 storeys (16 metres)	Building height that: • Is sensitive to adjacent low scale residential buildings. • Does not cast a shadow beyond the street wall to the southern footpath of Parsons, Smith and Robertson streets and Macaulay Road between 11am and 2pm on 22 September Limits overshadowing to Moonee Ponds Creek corridor.

Street wall height

Buildings and works should not exceed the preferred maximum street wall height shown in Map 3 and as specified in Table 2 of this schedule. Buildings and works must not exceed the mandatory street wall heights shown in Map 3 and as specified in Table 2 of this schedule.

For corner conditions with two different street wall heights, the higher street wall should wrap around the corner for a maximum distance of 15 metres except:

- Where mandatory street wall heights are specified in Table 2.
- For sites located on the north-west corner of Parsons and Stubbs streets and the north-west and south-west corners of Robertson and Stubbs streets.

Map 3: Street wall height

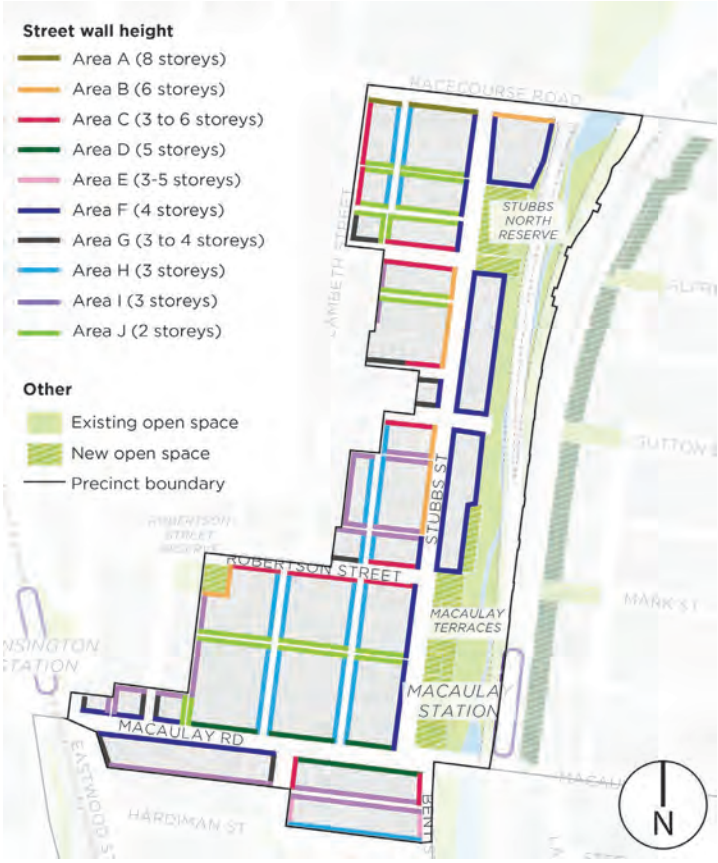


Table 2: Street wall height

Area	Preferred maximum street wall height	Mandatory maximum street wall height	Built Form Outcome
A	8 storeys (32 metres)		Street wall height that: • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. • Allows greater mass to be located towards Racecourse Road to respond to the existing scale of built form.
B	6 storeys (24 metres)		Street wall height that: • Transitions height along Racecourse Road to lower scale at Moonee Ponds Creek interface. • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. • Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to Robertson Street Reserve expansion.
C	3 to 6 storeys (12 metres to 24 metres)		Street wall height that: • Enables transition in height to respond to local context.

			• Does not overshadow the southern footpath of Parsons and Robertson streets on 22 September between 11am and 2pm. • Is taller at the corners to define street edges and promote legibility of the precinct. • Transitions street wall down in height from Stubbs Street to lower scale residential areas to the west. • Responds to the varying height and character on either side of Robertson and Lambeth streets and provides an appropriate transition to low scale residential areas. • Responds to scale of heritage places.
D	5 storeys (20 metres)		Street wall height that: • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. • Does not overshadow the southern footpath of Macaulay Road on 22 September between 11am and 2pm.
E	3 to 5 storeys (12 metres to 20 metres)		Street wall height that: • Defines a legible street edge to north-south streets. • Provides a comfortable scale at street level.
F	4 storeys (16 metres)		Street wall height that: • Does not overshadow the southern footpath of Macaulay Road on 22 September between 11am and 2pm. • Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to the new Stubbs North Reserve and Macaulay Terraces. • Limits overshadowing to Moonee Ponds Creek
G	3 to 4 storeys (12 metres to16 metres)		Street wall height that: • Responds to adjacent lower scale residential areas. • Does not overshadow the southern footpath of Parsons, Smith and Robertson streets on 22 September between 11am and 2pm.
H	3 storeys (12 metres)		Street wall height that: • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level.
I		3 storeys (12 metres)	Street wall height that: • Responds to narrow laneway width. • Enables daylight and sunlight penetration to adjoining residential sites. • Reduces building mass to narrow

			laneways as it transitions to residential development to the west.
J	2 storeys (8 metres)		Street wall height that: • Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. • Enables greater building separation to improve internal amenity, outlook and privacy.

Building setbacks

Buildings and works should be setback by the preferred minimum distance as specified in Table 3.

Table 3: Building setbacks

Location	Preferred minimum building setback	Built Form Outcomes
Above the street wall	5 metres	Setback that: • Enables adequate daylight penetration in streets and internal spaces, and views to the sky. • Reduces visual bulk to the street and maintains a pedestrian scale. • Achieves building separation above the street wall that supports internal amenity, privacy and appropriate outlook between buildings. • Reinforces the prominence of the street wall.
Building setbacks from side and rear boundaries for habitable rooms	7.5 metres from the common boundary	Setback that: • Provides equitable development for adjoining sites. • Allows reasonable access to privacy, sunlight, daylight and outlook to windows. • Ensures buildings do not appear as a continuous wall and maintains open sky views between them. • Allows sun penetration to the public realm and mitigates wind impacts at street level.
Between buildings on the same site	12 metres	Setback that: • Allows reasonable access to privacy, sunlight, daylight and outlook to windows. • Ensures buildings do not appear as a continuous wall and maintains open sky views between them. • Allows sun penetration to the public realm and mitigates wind impacts at street level.

New and widened streets and laneways

Development must provide for new and widened public streets and laneways in accordance with May 4 and the design requirements in Table 4.

Map 4: New and widened streets and laneways

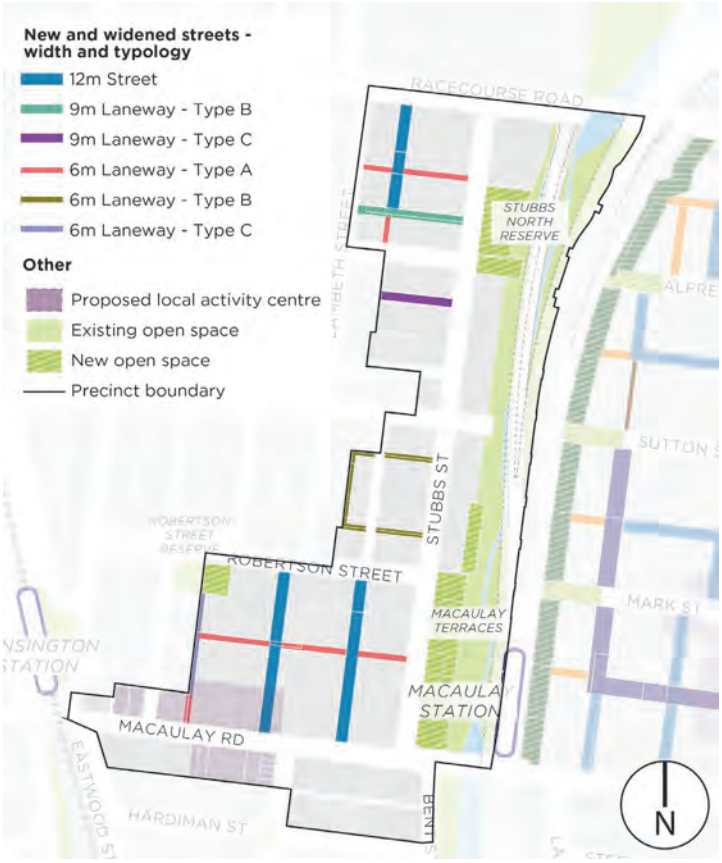


Table 4: New and widened streets and laneways

Design Requirements	Design Outcome
New and widened streets and laneways must be located as identified in Map 4 and as per the alignment outlined in Incorporated Document *"Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022"*	A street network that: • Increases pedestrian and bicycle network permeability and connectivity, particularly to and from activity centres, major public infrastructure and through large blocks. • Maximises the opportunity for diverse land uses to activate the public realm. • Promotes a coordinated approach to delivering new connections. • Enables servicing and access to be located away from primary active and pedestrian priority interfaces. • Creates development sites that are able to be developed independently of each other while avoiding duplication of access.
New and widened streets and laneways must be: • Of the width and typology specified in Map 4 and cross-section outlined in Incorporated Document *"Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022"* • Vested into public ownership and accessible 24/7.	Street and laneways that: • Create a safe and pleasant, high-amenity and people-focussed public realm. • Prioritise walking and cycling and improve connectivity. • Support the overall function and capacity of the movement network. • Provide building separation and setbacks between developments.

Design Requirements	Design Outcome
• At-grade and open to the sky.	• Provide space for people to sit, gather and interact. • Integrate blue and green infrastructure, including water sensitive urban design and large canopy tree planting. • Maximise the opportunity for diverse land uses to activate the public realm.

Solar Protection

Built Form Requirements

Buildings and works above the street wall must not cast additional shadow to the southern footpath of Parsons, Smith and Robertson Streets and Macaulay Road on 22 September between 11am and 2pm.

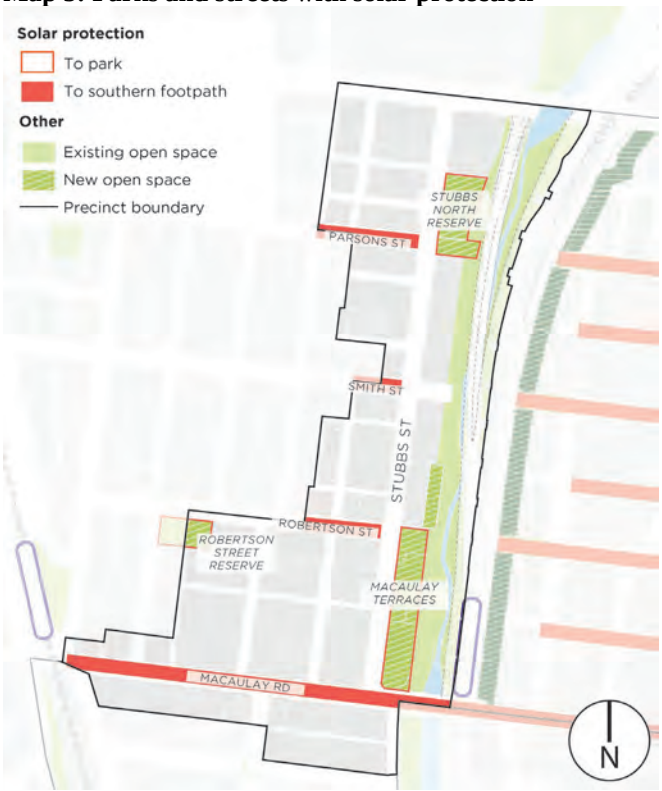
Buildings and works must comply with the solar protection requirements to public parks specified in Table 5. Parks and streets with solar protection are identified in Map 5.

These requirements do not apply to buildings and works constructed within public parks.

Table 5: Solar protection to public parks

Public park	Date and hours
Robertson Park Robertson Street Reserve (proposed extension). Proposed Stubbs North Reserve. Proposed Macaulay Terraces.	Buildings and works must not cast additional shadow onto the park between 10am and 3pm on 21 June beyond the existing shadow, or allowable shadow, or the combination of the existing shadow and allowable shadow (whichever is the greatest).

Map 5: Parks and streets with solar protection



Site layout

Site layout refers to the arrangement of buildings and spaces, including the position of entries, building services and circulation cores and how these elements respond to and reinforce the character of streets and laneways.

Table 6: Site layout

Design Requirements	Design Outcome
Building should be aligned to the street at ground level unless they provide for a plaza. Development should avoid narrow publicly accessible alcoves and recesses that lack a clear public purpose. Development should avoid entrapment areas and areas with limited passive surveillance. Development should cater for anticipated pedestrian volumes.	Site layout that: • Reinforces the valued characteristics of streets and laneways. • Delivers a well-defined public realm.
Plazas should: ▪ Be open to the sky. ▪ Be accessible to people of all abilities. ▪ Provide opportunities for stationary activity. ▪ Be lined with active frontages. ▪ Incorporate soft and hard landscaping elements. ▪ Have access to sunlight	Plazas that: • Are accessible to people of all abilities. • Are safe and attractive. • Deliver opportunities for stationary activity. • Alleviate pedestrian congestion.
Vehicle entries and loading bays should: • Be located on servicing and access interfaces shown on Map 6. • Not be located on a primary active or pedestrian priority interface shown on Map 6. The location and width of car park entries should minimise the impacts on the pedestrian network.	Vehicle entries that: • Do not create traffic conflict. • Do not undermine the attractiveness or safety of the pedestrian experience.
Colonnades should: ▪ Adopt vertical proportions with a height greater than the width. ▪ Incorporate high quality design detail to all publicly visible planes and surfaces. ▪ Provide ground level spaces that are accessible to people of all abilities. ▪ Have a clear public purpose. ▪ Be well-lit and provide clear lines of sight from one end to another. ▪ Be safe and free of entrapment spaces and areas with limited passive surveillance.	Colonnades that: • Are safe and attractive. • Are accessible to people of all abilities.

Building mass

Building mass relates to the three dimensional form of a building, including its scale, height, proportions and composition.

Table 7: Building mass

Design Requirements	Design Outcome
Development should adopt a diversity of forms, typologies and architectural language, within a cohesive design framework, on large sites where a development comprises multiple buildings.	Building mass that: ▪ Distinguishes between different buildings where a development comprises multiple buildings.

Design Requirements	Design Outcome
Development on large sites should provide variation in volume and height to break up building mass, including the opportunity for multiple rather than single towers.	▪ Respects the height, scale and proportions of adjoining heritage places. ▪ Reinforces the fine grain and visual interest of streetscapes. ▪ Maintains a diverse and interesting skyline through the design of roof profiles. ▪ Reduces the visual impact and perception of building bulk from both near and afar.

Building program

Building program relates to the position and configuration of internal spaces to a building and has a direct relationship to the public realm.

Table 8: Building program

Design Requirements	Design Outcome
Development should position active uses to address the public realm. Development should: ▪ Maximise the number of pedestrian building entries. ▪ Avoid long expanses of frontage without a building entry. Large floorplate tenancies should be sleeved with smaller tenancies at ground level at a boundary to a street or laneway. Floor to floor heights should be a minimum of: ▪ 4.5 metres at ground level. ▪ 3.2 metres for levels associated with residential, accommodation. ▪ 4 metres for levels associated with commercial, retail and other uses. Floor to ceiling heights should be a minimum of: ▪ 4 metres at ground level. ▪ 2.7 metres for levels associated with residential, accommodation. ▪ 3.2 metres for above ground car parks ▪ 3.5 metres for levels associated with commercial, retail and other uses. Ground floor tenancies should be configured so that they do not rely upon queuing within the public realm, except where this occurs on a pedestrian only laneway where this is the established character.	A building program that: ▪ Delivers safe and high quality interfaces between the public and private realm. ▪ Maximises activation of the public realm. ▪ Can accommodate a range of tenancy sizes, including smaller tenancies in the lower levels of the building. ▪ Allows for adaptation to other uses over time. ▪ Delivers internal common areas or rooftop spaces that maximise passive surveillance and interaction with the public realm.
Ground floor building services, including waste, loading and parking access: ▪ Should be minimised. ▪ Must occupy less than 40 per cent of the ground floor area of the site area.	Building services that: ▪ Minimise impacts on the public realm. ▪ Maximise the quality and activation of the public realm. ▪ Do not dominate the pedestrian

Design Requirements	Design Outcome
Internal waste collection areas should be sleeved. Services, loading and waste areas should be located away from streets and public spaces, or within basements or upper levels. Service cabinets should be located internally with loading, waste or parking areas where possible. Undercroft spaces for waste or loading should not adversely impact safety and continuity of the public realm. Access doors to any waste, parking or loading area should: ▪ Be positioned no more than 500 millimetres from the street edge. ▪ Be designed as an integrated element of the building. Rooftop plant, services and antennae should be integrated into the overall building form.	experience and are designed as an integrated design element. ▪ Provide waste collection facilities as an integrated part of the building design.
All car parking should be located in a basement unless it is part of a development that removes existing open to sky at grade car parking. Car park ramps should be capable of removal for future adaptation. Avoid car parking entries on small sites, where they impact on the activation and safety of the public realm. Above ground car parking: ▪ Must be located on the first floor or above unless it is a Consolidated Car Park. ▪ Must be sleeved to streets unless it is a Consolidated Car Park and its visual impact of on the public realm has been minimised.	Car parking that: ▪ Minimises the impact of car parking on the public realm. ▪ Can be adapted to other uses. ▪ Is primarily delivered as a Consolidated Car Park.

Public interfaces

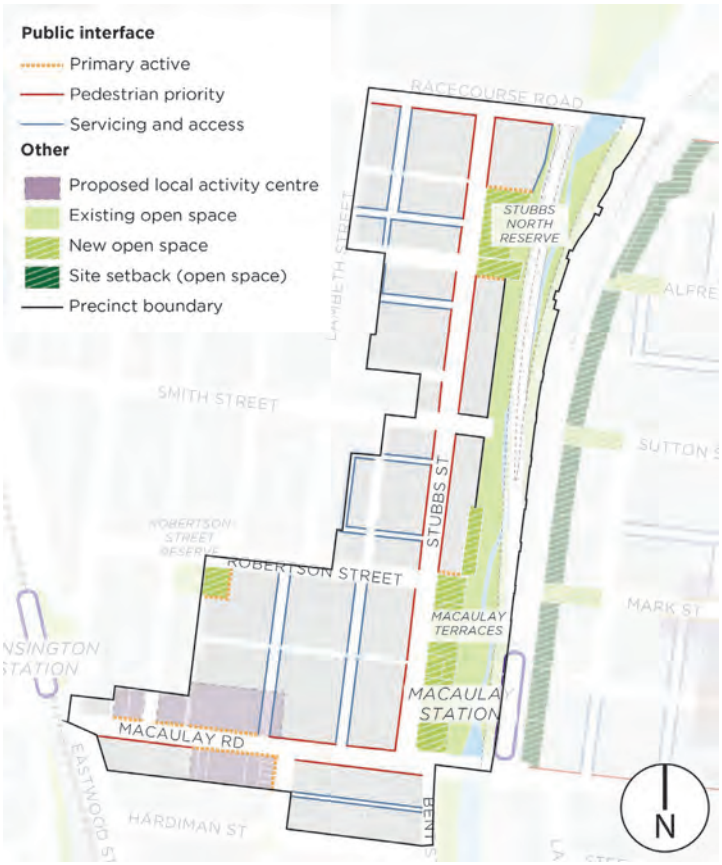
Public interfaces relate to the boundary between a building and the public realm along streets, laneways and open spaces.

Table 9: Public interfaces

Design Requirements	Design Outcome
The following ground level frontage requirements must be met for development along primary active and pedestrian priority interfaces, as shown on Map 6: ▪ At least 80 per cent of the combined length of the ground level interfaces of a building to streets and laneways are an entry or window. This measurement excludes: Stall-risers to a height of 700mm. Pilasters. Window and door frames. ▪ Windows that have clear glazing without stickers or paint that obscures views. The ground level frontage requirements do not apply to the development of a building in a heritage overlay or	Public interfaces that: ▪ Contribute to the use, activity, safety and interest of the public realm. ▪ Provide continuity of ground floor activity along streets and laneways. ▪ Allow unobstructed views through openings into the ground floor of buildings.

Design Requirements	Design Outcome
heritage graded building. Development of a building in a heritage overlay or a heritage graded building should not reduce compliance with the public interface design outcomes. Security grilles or mesh should: ▪ Be transparent. ▪ Not block views into tenancies at night. ▪ Be mounted internally to the shop windows. Avoid tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior. On sloping sites, a direct connection should be established at grade to useable space within ground level tenancies, with level transitions contained within the building envelope.	
Upper level projections and canopies should allow for the growth of existing and planned street trees. Upper level projections such as juliet balconies, adjustable screens or windows, cornices or other architectural features may project into streets or laneways: ▪ On primary active and pedestrian priority interfaces as shown on Map 6, up to 600 mm. ▪ On other streets and laneways up to 300 mm. On streets with primary active or pedestrian priority interfaces, balconies associated with an active commercial use may project up to 1.6 metres from the facade or 800 mm from the back of kerb. Balcony projections should be at least 5 metres above any public space measured from ground level. Development should not include enclosed balconies or habitable floor space projecting over the public realm. Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage. Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage.	Facade projections and balconies that: ▪ Do not adversely impact the levels of daylight or views to the sky from a street or laneway. ▪ Do not obstruct the service functions of a street or laneway through adequate clearance heights. ▪ Add activity the public realm. ▪ Form part of a cohesive architectural response to the public realm.
Development should include continuous weather protection along primary active and pedestrian priority interfaces as shown in Map 6, except where a heritage place warrants an alternative approach. Weather protection canopies should: ▪ Be between 3.5 metres and 5 metres above ground measured to the underside of the soffit. ▪ Provide for exposure to winter sun and shelter from summer sun. ▪ Not enclose more than one third of the width of a laneway. ▪ Display a high design standard including material selection in the appearance of the soffit and fascia.	Weather protection that: ▪ Delivers pedestrian comfort in the public realm and protection from rain, wind and summer sun. ▪ Uses canopies that are functional, of high quality design, and contribute to the human scale of the street.

Map 6: Public interfaces



Design detail

Design detail refers to the resolution of a contextually responsive building exterior that contributes to the quality of the public realm through its architectural expression, materials and finishes.

Table 10: Design detail

Design Outcomes	Design Requirements
Exterior design that: ▪ Establishes a positive relationship between the appearance of new development and the valued characteristics of its context. ▪ Is visually interesting when viewed up close and from a distance. ▪ Responds to the distance at which the building is viewed and experienced from the public realm in the selection, scale and quality of design elements. ▪ Incorporates sufficient design detail in the lower levels of a building to deliver a visually rich and engaging pedestrian experience. ▪ Delivers high quality design on all visible sides of a building including rooftops, where visible from the public realm. ▪ At the ground level interface, provides visual connection between the public realm	Facades should provide for depth and a balance of light and shadow on the street wall and upper levels through the use of balconies, integrated shading, rebates or expression of structural elements. Street wall facades should avoid a predominately glazed appearance. Street wall facades should establish a balance of transparency and solidity. Facades should avoid the use of surfaces which cause unacceptable glare to the public realm. Materials should be durable, robust and low maintenance in the higher parts of a building. Blank walls that are visible from the public realm should be designed as an integrated component of the building composition. Materials should be natural, tactile and visually interesting at the lower levels near the public interface to reinforce a human scale.

and interior spaces.	Ground level interfaces including shopfronts should provide thickness, depth and articulation and avoid long expanses of floor to ceiling glazing. Materials and finishes such as painted concrete or ventilation louvres should be avoided at the lower levels where they undermine the visually rich, tactile quality of streets and laneways. Service cabinets should not visually dominate street frontages and should use high quality materials.

Wind effects

Built form outcomes

Buildings must be designed to achieve local wind conditions that:

- Maintain a safe and pleasant pedestrian environment on footpaths and other public spaces for walking, sitting or standing.

Built form requirements

The following built form requirements apply to buildings and works above 20 metres.

Buildings and works:

- Must not cause unsafe wind conditions as specified in Table 11 in publicly accessible areas, including spaces identified with solar protection, within the assessment distance from all facades.
- Should achieve comfortable wind conditions as specified in Table 11 in publicly accessible areas within the assessment distance from all facades.

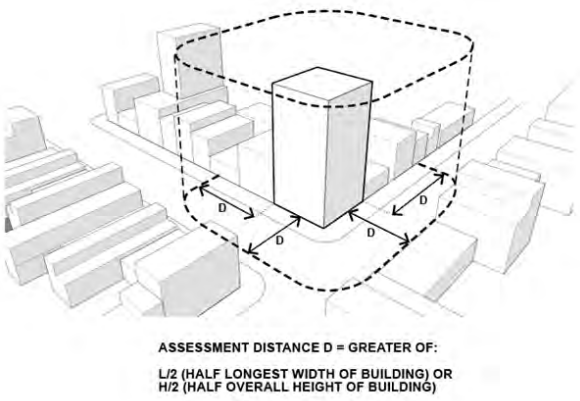
The assessment distance is shown in Figure 1 below and is the greater of:

- Half the longest width of the building.
- Half the total height of the building

Table 11: Wind effects on the public realm

Wind condition	Specification
Comfortable wind conditions	The hourly mean wind speed from all wind directions combined with a probability of exceedance of 20 per cent, is less than or equal to: ▪ 3 metres/second for sitting areas. ▪ 4 metres/second for standing areas. ▪ 5 metres/second for walking areas. Hourly mean wind speed is the maximum of: ▪ The hourly mean wind speed the gust equivalent mean speed (3 second gust wind speed divided by 1.85).
Unsafe wind conditions	The hourly maximum 3 second gust from any wind direction (considering at least 16 wind directions) with a corresponding probability of exceedance percentage greater than 20 metres per second.

Figure 1.



3.0 Subdivision

None specified.

4.0 Signs

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None specified.

5.0 Application Requirements

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The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Urban Context Report and Plans

A site analysis and urban context report that:

- Documents the key contextual influences on the development.
- Demonstrates how the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
- Includes photomontage studies of the proposal within its streetscape context from pedestrian eye level at street level including relevant approved developments.
- Includes an analysis of how the amenity of the public and private realm is maximised given the relationship between the proposal and adjacent buildings (including likely adjacent development envelopes) and open space.
- Explains the effect of proposed building and works on:
  - Microclimate including sunlight, daylight and on streets and other public spaces.
  - Vistas that is the visual impact of building massing from afar in the context of existing and proposed development.

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- Street elevations of the block showing how the development proposal sits within and contributes to its context.
- Plans, elevations and section drawings (1:50 or 1:20) and a written statement showing the design of the lower levels of the building including entries, shop front design, service areas, weather protection canopies and integrated signage elements.
- Where buildings and works above 20 metres in height are proposed, a three-dimensional digital model of the proposed development in accordance with the City of Melbourne 3D Digital Modelling Advisory Note.

- Where car parking is proposed at or above ground level, a car parking adaptation strategy prepared by a qualified structural engineer or architect to demonstrate the capacity to adapt the car parking areas to alternate uses in future.
- Scaled shadow diagrams to show existing and proposed shadows at hourly intervals from 10am to 3pm to demonstrate the impact on new streets and laneways on the date and times shown on Map 5 and on the public parks for the dates and times specified at Table 5 and shown on Map 5.

Wind analysis report

An application for a permit for a building with a total building height in excess of 20 metres must be accompanied by a wind analysis report prepared by a suitably qualified person. The wind analysis report must:

- Include details of the wind criteria used and justification for the wind criteria.
- Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all facades, or half the total height of the building, whichever is greater.
- At a minimum, model the wind effects of the proposed development and surrounding buildings (existing and proposed) using wind tunnel testing.
- Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
- Not rely on street trees or any other element such as screens, within public areas for wind mitigation.

High quality design report

An application for a permit must be accompanied by a report to demonstrate high quality design. The report must:

- Explain how the application provides high quality architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability, and public contribution to buildings and urban spaces.
- Explain how the application responds to the requirements of this schedule.
- Describe how the development addresses and provides high quality public realm outcomes and ameliorates solar and wind effects to the public realm.
- Where an application seeks to vary the requirement(s) of this schedule, it must explain how the built form outcomes are achieved, and how the alternative response demonstrates appropriate built form outcomes having regard to the decision guidelines of this schedule.

Design Excellence report

An application for a permit on key significant and strategic sites should be accompanied by a report to demonstrate design excellence.

- Significant and strategic sites include:
    - Consolidated sites and large sites over 1000 sqm.
    - Proposed to facilitate masterplanned developments.
    - Prominent locations including those sites that will deliver, or are adjacent to, public spaces, community uses, or major public infrastructure.
    - On, or adjacent to, an identified heritage place or character building.
    - On key interfaces including Moonee Ponds Creek, Boundary Road, Macaulay Road and Racecourse Road or at their intersection.
- The report should:
    - Demonstrate the use of a design review panel process or a design competition which has been endorsed by Melbourne City Council.
    - Demonstrate how any feedback provided by a design review panel or design competition panel has been successfully responded to and adopted in the design response.

3D digital model of buildings and works

An application for a permit must be accompanied by a 3D digital model of the proposed buildings and works in a format to the satisfaction of the responsible authority. The model may be used for assessing overshadowing and visual impacts caused by the proposal and for general archive, research and public information purposes. The 3D model must show:

- Any existing shadow cast on the nominated public open spaces during the periods specified in Table 6.
- Any extent of shadow cast by the nominated street wall height on the public open spaces specified in Table 6.
- The extent of shadow to be cast by the proposed buildings and works.

6.0 Decision Guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- The extent to which the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
- Whether the development responds to its context including the built form character, height and scale of adjacent and nearby buildings and adjacent and nearby heritage places.
- Whether the cumulative effect of the proposed development in association with adjoining existing and potential development supports a high quality of pedestrian amenity in the public realm (public parks, footpaths and key pedestrian routes), in relation to human scale and microclimate conditions including overshadowing and wind impacts.
- On sites where a development comprises multiple buildings, whether the buildings adopt a diversity of forms, typologies and architectural language, within a cohesive design framework.
- Whether development is in accordance with Incorporated Document *"Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*".

Building Height

- Whether the building height responds to the site and provides variation in building height compared with adjacent existing or proposed development.
- Whether the building height provides transition to lower scaled areas adjacent.

Street wall height

- Whether the building responds appropriately to the streetscape, including its width, and the scale and height of neighbouring buildings.
- If the proposed street wall height exceeds the preferred maximum height specified in Table 2, the development should demonstrate that the proposed street wall height:
  - Is proportional to the street width.
  - Provides articulation, visual interest and variety over the length of the street frontage.

Building Setbacks

- Whether the building setbacks appropriately consider the:
  - Built form response on site including consideration of the size and shape of the parcel of land to which the application relates.
  - The siting of the proposed development and the areas to be occupied by the development in relation to the size and shape of the land.

- Relationship to adjoining sites and consideration of the potential redevelopment opportunities.
- Articulation, visual interest and building modulation to decrease the impact of visual bulk and improve amenity outcomes.

Wind Effects

- Whether the proposal maintains safe and pleasant pedestrian microclimatic conditions on the footpath adjacent to the development and demonstrates:
  - A maximum of 3 metres per second for sitting which is associated with activities such as outdoor cafes, pool areas, gardens.
  - A maximum of 4 metres per second for standing which is associated with activities such as window shopping, drop off, queuing.
  - A maximum of 5 metres per second for walking adjacent to the development.
- The cumulative wind effects within the publicly accessible areas within the assessment distance, including public spaces subject to solar protection identified in Table 12 to this schedule.

Design Excellence

- The extent to which the development responds to the feedback of any design review panel or design competition process, whether or not that process occurs before the application is made.

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SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO2.**

MACAULAY URBAN RENEWAL AREA DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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The Macaulay Urban Renewal Area, which is covered by the DCPO2.

2.0 Summary of costs

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Item	Total cost $	Time of provision	Actual cost contributions attributable to development $	Proportion of cost attributable to development %
CI – Community Facilities	*$40,403,441.00*	*2022 – 2051*	*$9,310,143.33*	*23.04%*
Total Community Infrastructure	***$40,403,441.00***	***2022 – 2051***	***$9,310,143.33***	***23.04%***
Transport	*$51,560,365.00*	*2022 – 2051*	*$48,312,865.00*	*93.70%*
Open Space	*$36,851,327.00*	*2022 – 2051*	*$36,851,327.00*	*100.00%*
Public Realm	*$9,555,832.00*	*2022 – 2051*	*$9,555,832.00*	*100.00%*
Drainage Land	*$16,903,250.00*	*2022 – 2051*	*$16,903,250.00*	*100.00%*
DI – Community Facilities	$7,902,000.00	2022 – 2047	$7,902,000.00	100.00%
Total Development Infrastructure	***$122,772,774.00***	***2022 – 2051***	***$119,525,274.00***	***97.35%***
TOTAL	**$163,176,215.00**		**$135,769,994.50**	**83.20%**

Note: Contributions are listed in June 2021 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

3.0 Summary of contributions

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Charge Area	Levies Payable by the Development			
	Residential (per dwelling)		Commercial (per sqm floorspace)	Retail (per sqm floorspace)
	DIL	CIL	DIL	
Transport	*$3,923.02*	*$-*	*$82.56*	*$99.07*
Open Space	*$3,359.88*	*$-*	*$50.50*	*$60.60*

Public Realm	*$871.24*	*$-*	*$13.10*	*$15.72*
Drainage Land	*$1,643.09*	*$-*	*$20.54*	*$20.54*
Community Facilities	*$1,039.72*	*$1,225.00*	*$0.00*	*$0.00*
Total Levy Payable	***$10,836.96***	***$1,225.00***	***$166.69***	***$195.92***

Note: There is no CIL applicable for non-residential uses, as such no CIL is shown in the Summary of Contributions for Employment land uses.
Square metres of floorspace (SQM) refers to gross floorspace.
Contributions are listed in July 2021 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following methods:
  - The capital costs of each transport infrastructure item must be adjusted by reference to the Australian Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria, or similar index if not available.
  - The capital costs of all other infrastructure items must be adjusted by reference to the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria, 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.
- 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 (currently $1,225 per dwelling for the 2021-22 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.

4.0 Land or development excluded from development contributions plan

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No land or development shall be exempt from this DCP unless exempt by Legislation or Ministerial Direction or Legal Agreement with Melbourne City Council.

Partial exemptions may apply if a Legal Agreement with Melbourne City Council relates to development contributions for some infrastructure types included in the DCP but not all.

Examples of exemptions are stated below:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.

- Minor changes to pre-existing non-residential development provided the gross floor area is not increased by more than 50 sqm.
- Residential development of land with existing dwellings is subject to an exemption equal to the number of existing dwellings.
- Commercial development of land with existing commercial floorspace is subject to an exemption equal to the existing commercial floorspace.
- Retail development of land with existing retail floorspace is subject to an exemption equal to the existing retail floorspace.
- Industrial development of land with existing industrial floorspace is subject to an exemption equal to the existing industrial floorspace.
- Replacement of a single dwelling.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.

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SCHEDULE 16 TO CLAUSE 45.09 PARKING OVERLAY

MACAULAY PRECINCT

Shown on the planning scheme map as **PO16**.

1.0 Parking objectives to be achieved

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To encourage a travel mode shift toward 80 per cent of all trips to the precinct being by sustainable transport options.

To encourage provision of Consolidated Car Parking and discourage the provision of on-site car parking on a site-by-site basis.

To minimise the impacts of on-site car parking and vehicle access on the transport system and the public realm.

To provide for the future adaptation of car parking to other uses and innovations in transport technology and practice.

2.0 Permit requirement

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A permit is required to provide car parking spaces as part of any use or development.

3.0 Number of car parking spaces required

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The maximum car parking rate for any land use (other than Consolidated Car Park) is zero.

Any car parking spaces which are provided on a site should be provided as a Consolidated Car Park.

For the purpose of this schedule, a Consolidated Car Park is a Car park that meets all of the following requirements:

- Is held in single ownership.
- Is available for shared usage by a catchment larger than the site on which the car parking is provided.
- Is managed in accordance with a car parking plan that is to the satisfaction of the responsible authority.

The number of car parking spaces should not exceed the rates set out in Table 1:

Table 1

Use	Rate	Measure
Dwelling	0.3 spaces	To each 1 bedroom dwelling
	0.45 spaces	To each 2 bedroom dwelling
	0.6 spaces	To each 3 or more bedroom dwelling
All other uses (Other than Consolidated Car Park)	0.5 spaces	To each 100 sqm of net floor area

4.0 Application requirements and decision guidelines for permit applications

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Application Requirements

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The following application requirements apply to an application for a permit under Clause 45.09-5, in addition to those specified in Clause 52.06-7 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report that provides clear justification and analysis as appropriate to demonstrate:
  - How the provision of car parking achieves each of the objectives of this Overlay.
  - Whether public transport alternatives are available within 200 metres of the site.
  - How many existing and approved publicly accessible on-street or off-street parking spaces are, or are likely to be, available within 250 metres of the site.
  - The number of car parking spaces proposed and the proposed ownership structure.
  - Whether the car parking will be as part of a Consolidated Car Park.
  - The adaptability of the car parking to other land uses.
  - How the number of car spaces proposed is the minimum needed to viably serve the land use.
  - Where private car parking is proposed, the extent that the carpark could be adapted for use as a Consolidated Car Park.

- A car parking plan responding to the Requirements at Clause 6 of this Schedule.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 45.09-2, in addition to those specified in Clause 52.06-7 and elsewhere in the scheme and must be considered, as appropriate, by the responsible authority:

- Whether the objectives of this schedule have been met.
- The availability and proximity of public transport in the locality and the timing of future improvements to the network.
- How many existing and approved off-street car parking spaces are, or are likely to be, available within 250 metres of the site.
- Whether the car parking is provided as a Consolidated Car Park.
- The ownership structure of any car parking spaces provided and whether the ownership structure prejudices them being able to be managed as a publicly available car park.
- Where private car parking is proposed, whether the car parking rates comply with the maximum rates set out in Table 1.
- The extent to which the proposed car parking meets the requirements of Clause 6 of this schedule.
- Whether the car parking is being provided as disabled, car share, or electric vehicle car parking spaces or spaces used for loading.
- The impact of the proposed car parking on local amenity, including pedestrian amenity and the creation of a high quality public realm.
- The impact of the vehicle access on bicycle, public transport and pedestrian infrastructure, on-street parking and loading facilities and traffic movements on the nearby road network.
- The use of the land and the need for the car parking.

5.0 Financial contribution requirement

--/--/---- Proposed C417melb

None specified.

6.0 Requirements for a car parking plan

--/--/---- Proposed C417melb

In addition to the requirements of Clause 52.06-8, a car parking plan must contain the following:

- The proposed allocation and ownership structure of the car parking.

with

- An indicative car park management plan framework detailing how the car parking spaces are proposed to be made available for shared use.
- Details of how the vehicle access point(s) impact on the existing and future road network and on the public realm and pedestrian and cyclist safety.
- Plans demonstrating how the car parking can efficiently be adapted to alternative uses in the long-term.
- Detail of all car share, electric vehicle, and disabled car parking spaces and spaces used for loading.
- Details of how all car spaces provided have the capability for electric vehicle charging facilities.

7.0 Design standards for car parking

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Proposed
C417melb

In addition to the requirements of Clause 52.06-9, the following design standards for car parking and other requirements for the design and management of car parking must be met:

- All car parking spaces are to be held in single ownership.
- The design must not prejudice the ability to adapt the car park for use as a Consolidated Car Park.
- The location and width of vehicle access-ways, crossovers and carpark entries must minimise the impacts on the pedestrian network.
- Vehicle access points wider than 6.1 metres must provide pedestrian refuges.
- The layout and design of above ground car parking areas must allow for adaptation to alternative land uses.
- The layout and design of car parking areas must:
  - Include the provision for internal queuing and minimise the need for cars to queue on the street.
  - Prioritise pedestrian and cyclist safety within the car park and at access points.
  - Prioritise provision of spaces for disabled parking, car share scheme vehicles, motorcycles and bicycle facilities designed in accordance with the requirements of Clause 52.34
  - Allow natural ventilation.
- The location and design of car share bays must be:
  - Publicly accessible.
  - As close to the carpark entry as possible.
  - Well-lit and a short distance from an entry point, lift or staircase.
  - Located together and not dispersed throughout the parking area.
  - Signed and marked for the exclusive use of car share vehicles.
  - Not equipped with a bay by bay mechanical tandem or stacking system.
- A minimum of 5 per cent of any car spaces must be designated for disabled permit holders and designed to comply with the Disability Discrimination Act (DDA).
- All car parks must provide for electric vehicle charging.

The following design standards for car parking and other requirements for the design and management of car parking should be met, in addition to the matters that must be shown on plans prepared under Clause 52.06-9:

- All car parking spaces are to be made available for shared use.
- A minimum of 5 per cent of any car spaces provided designated as car share.

8.0 Decision guidelines for car parking plans

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The following decision guidelines apply to car parking plans under Clause 45.09, in addition to those specified in Clause 45.09, and elsewhere in the scheme which must be considered, as

with

appropriate, by the responsible authority:

8.1.1 The extent that the car parking is adaptable to alternative land uses.

8.1.2 The accessibility of car share, electric vehicle, and disabled car parking spaces and spaces used for loading.

8.1.3 Whether the car parking plan encourages sustainable transport use.

8.1.4 The impact of the proposed vehicle access on the existing or future transport infrastructure and local traffic management.

8.1.5 The impact of the number, width, location and design of new vehicular access points on the safety and quality of the pedestrian environment, pedestrian amenity and kerbside space for outdoor seating areas.

9.0 Background document

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Macaulay Off-Street Car Parking Plan 2022.

--/--/202- Proposed C417melb

SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 --/--/202- Proposed C417melb

Referral of permit applications under local provisions

Clause	Kind of application	Referral authority	Type of referral authority
Clause 5.0 of Schedules 1-6 and Clause 4.0 of Schedule 7 to Clause 37.05	Any permit application for use or development within the Docklands Zone.	Development Victoria	Determining referral authority
Clause 3.0 of Schedule 7 to Clause 37.05	Any permit application for jetties, moorings or other works in the Schedule 7 to the Docklands Zone - Waterways.	Parks Victoria	Determining referral authority
Clause 2.0 of Schedule 55 to Clause 43.02	Any permit application for use or development within the area defined by the plan to the schedule.	Energy Safe Victoria	Determining referral authority
Clause 5.0 of Schedule 3 to Clause 37.05	Any permit application that involves the creation or alteration of access, subdivision adjacent or building over the arterial road – Wurundjeri Way.	Roads Corporation	Determining referral authority
Clause 6.0 of Schedule 1 to Clause 37.04	Any permit application that involves the creation or alteration of access to the arterial road – Wurundjeri Way.	Roads Corporation	Determining referral authority
Clause 6.0 of Schedule 1 to Clause 37.04	Any application for buildings and works on Treasury Square – 295-357 Wellington Parade South, Melbourne	VicTrack and the Department of Transport	Determining referral authority
Clause 4.0 of Schedule 4 to Clause 37.04	Any permit application to construct a building or to construct or carry out works.	Melbourne Water	Recommending referral authority
Clause 6.0 of Schedule 1 and 2, Clause 3.0 of Schedule 3 and Clause 4.0 of Schedule 4 to Clause 37.04	Any permit application for development with a gross floor area exceeding 25,000 square metres within the Capital City Zone.	Melbourne City Council	Recommending referral authority
Clause 2.0 of Schedule 65 to Clause 43.02 (DDO)	Any application to construct a building or to construct or carry out works.	Department of Health and Human Services	Determining referral authority

Clause	Kind of application	Referral authority	Type of referral authority
Clause 2.0 of Schedule 66 to Clause 43.02 (DDO)	Any application to construct a building or to construct or carry out works.	Department of Health and Human Services	Determining referral authority
Schedule to Clause 52.03 – Hospital Emergency Medical Services – Helicopter Flight Path Protection Areas Incorporated Document, June 2017	Any application to construct a building or to construct or carry out works.	Department of Health and Human Services	Determining referral authority
Clause 2.0 of Schedule 70 to Clause 43.02 (DDO)	An application for buildings and works.	Secretary to the Department of Economic Development, Jobs, Transport and Resources until 31 December 2026, and thereafter VicTrack	Determining referral authority
Schedule to Clause 52.03 – Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, December 2016	All applications.	Secretary to the Department of Economic Development, Jobs, Transport and Resources until 31 December 2026, and thereafter VicTrack	Determining referral authority
Clause 6.0 of Schedule 8 to 37.01 (SUZ)	An application for use of land or access and egress to use located in the Land Subject to Inundation Overlay or Special Building Overlay.	Melbourne Water	Determining referral authority
Clause 6.0 of Schedule 8 to 37.01 (SUZ)	An application to subdivide land, or any permit application for buildings and works that results in an increase in gross floor area.	Melbourne Water	Determining referral authority

05/10/2018
GC81

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0
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Proposed
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Notice of permit applications under local provisions

Clause	Kind of application	Person or body to be notified
Clause 1.0 of Schedule 8 to Clause 37.01 (SUZ8) Clause 4.0 of Schedule 8 to Clause 37.01 (SUZ8)	An application to use land or construct a building or carry out works associated with any of the following uses within the 'high pressure gas transmission pipeline 240 metre measurement length' shown on Plan 2 of Schedule 8 to the Special Use Zone: • Accommodation • Child care centre • Education centre • Hospital • Leisure and recreation • Place of assembly • Place of worship	Any owner or operator of the high pressure gas transmission pipeline
Clause 4.0 of Schedule 4 to Clause 37.04 (CCZ4)	Where a permit is required for the construction of a building or the construction and carrying out of works under another provision in this scheme.	Secretary to the Department of Environment, Land, Water and Planning
Clause 4.0 of Schedule 4 to 37.04 (CCZ4)	Where a permit is required within 50 metres of the proposed Metro alignment, possible tram routes, proposed bus routes and possible elevated freight routes	Transport for Victoria
Clause 3.0 of Schedule 55 to Clause 43.02	Any permit application for use or development within the area defined by the plan to the schedule.	The relevant gas supply, transmission and distribution companies.
Clause 3.0 of Schedule 6 to 43.02 (DDO)	Permit application required under Schedule 6 for buildings and works at 83-95 Rathdowne Street, 80 Drummond Street and the Queensberry Street road reserve.	Executive Director, Heritage Victoria
Clause 3.0 of Schedule 13 to 43.02 (DDO)	Permit application required under Schedule 13 for buildings and works at 250-290 Spring Street.	Executive Director, Heritage Victoria
Clause 3.0 of Schedule 58 to 43.02 (DDO)	Permit application to display a sign under Clause 52.05 of this scheme and the sign is located above 23 metres to Australian Height Datum.	Shrine of Remembrance Trustees
Clause 3.0 of Schedule 60 to 43.02 (DDO)	Permit application to display a sign under Clause 52.05 of this scheme and the sign is located above 23 metres to Australian Height Datum.	Shrine of Remembrance Trustees

27/10/2022
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SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

~~03/03/2022~~
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Proposed
C417melb

Name of document	Introduced by:
12 Riverside Quay, Southbank, November 2020	C391melb
53-57 Lonsdale Street, Melbourne Statement of Significance, July 2020	C386melb
150 Lonsdale Street, Melbourne - Australian Federal Police, Melbourne State Office, May 2020	C375melb
166 Russell Street, Melbourne Statement of Significance, July 2020	C386melb
21-35 Power Street & 38 Freshwater Place, Southbank, July 2021	C398melb
271 Spring Street, Melbourne, Transitional Arrangements, May 2016	C287
55 Southbank Boulevard, Southbank, February 2017	C288
346-376 Queen Street, 334-346 La Trobe Street and 142-171 A'Beckett Street Open Lot Car Park, Melbourne	NPS1
447 Collins Street, Melbourne, Transitional Arrangements, May 2016	C289
70 Southbank Blvd, June 2014	C239
80 Collins Street Melbourne Development, May 2013	C219
87-127 Queens Bridge Street, Southbank, July 2018 (Amended August 2020)	C386melb
ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013	C226
Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank	C103
AMP Tower and St James Building Complex Statement of Significance (527-555 Bourke Street, Melbourne), July 2020	C386melb
Apartment Building Statement of Significance (13-15 Collins Street, Melbourne), July 2020	C386melb
Arden Macaulay Heritage Review 2012: Statements of Significance June 2016	C207
Atlas Assurance Building Statement of Significance (404-406 Collins Street, Melbourne), July 2020	C386melb
Australia-Netherlands House Statement of Significance (468-478 Collins Street, Melbourne), July 2020	C386melb
Big Day Out Music Festival, January 2006	C112
Building Envelope Plan – Replacement Plan No.1, DDO 20 Area 45	NPS1
Carlton Brewery Comprehensive Development Plan October 2007	C126
Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013	C186(Part 1)
Carlton Connect Initiative Incorporated Document, March 2018	C313
Carlton Recreation Ground Incorporated Document, September 2020	C377melb

~~03/03/2022 C356melb~~ ~~--/--/202-~~ Proposed C417melb

Name of document	Introduced by:
Charles Grimes Bridge Underpass, December 2011	C191
City North Heritage Review 2013: Statements of Significance (Revised June 2015)	C198
Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999	C6
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	C349melb
Coates Building Statement of Significance (18-22 Collins Street, Melbourne), July 2020	C386melb
Collins Gate Statement of Significance (377-379 Little Collins Street, Melbourne), July 2020	C386melb
Commercial building Statement of Significance (480 Bourke Street, Melbourne), July 2020	C386melb
Commercial building Statement of Significance (582-584 Little Collins Street, Melbourne), July 2020	C386melb
Cowan House Statement of Significance (457-469 Little Collins Street, Melbourne), July 2020	C386melb
Crown Casino Third Hotel, September 2007	C136
David Jones Melbourne City Store Redevelopment, May 2008	C139
Downs House Statement of Significance (441-443 Little Bourke Street, Melbourne), July 2020	C386melb
Dreman Building Statement of Significance (96-98 Flinders Street, Melbourne), July 2020	C386melb
Drewery Lane Precinct Statement of Significance, July 2020	C386melb
Dynon Port Rail Link Project	C113
Emporium Melbourne Development, July 2009	C148
Epstein House Statement of Significance (134-136 Flinders Street, Melbourne), July 2020	C386melb
Equitable House Statement of Significance (335-349 Little Collins Street, Melbourne), July 2020	C386melb
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Flinders Gate car park, Melbourne, July 1999	C6
Flinders Lane East Precinct Statement of Significance, July 2020	C386melb
Flinders Street Railway Viaduct Statement of Significance (Flinders Street, Melbourne), July 2020	C386melb
Former Ajax House Statement of Significance (103-105 Queen Street, Melbourne), July 2020	C386melb
Former Allans Building Statement of Significance (276-278 Collins Street, Melbourne), July 2020	C386melb
Former AMP Building Statement of Significance (344-350 Collins Street, Melbourne), July 2020	C386melb
Former AMP Building Statement of Significance (402-408 Lonsdale Street, Melbourne), July 2020	C386melb
Former Australia Pacific House Statement of Significance (136-144 Exhibition Street, Melbourne), July 2020	C386melb

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Name of document	Introduced by:
Former Bank of Adelaide Building Statement of Significance (265-269 Collins Street, Melbourne), July 2020	C386melb
Former Bank of Australasia Statement of Significance (152-156 Swanston Street, Melbourne), July 2020	C386melb
Former Bank of New South Wales Statement of Significance (137-139 Flinders Lane, Melbourne), July 2020	C386melb
Former Batman Automatic Telephone Exchange Statement of Significance (376-382 Flinders Lane, Melbourne), July 2020	C386melb
Former Bryson Centre Statement of Significance (174-192 Exhibition Street, Melbourne), July 2020	C386melb
Former Coles and Garrard Building Statement of Significance (376-378 Bourke Street, Melbourne), July 2020	C386melb
Former Colonial Mutual Life Assurance Building and Plaza with 'Children's Tree' Sculpture Statement of Significance (308-336 Collins Street, Melbourne), July 2020	C386melb
Former Commercial Banking Company of Sydney Building Statement of Significance (251-257 Collins Street, Melbourne), July 2020	C386melb
Former Commonwealth Banking Corporation Building Statement of Significance (359-373 Collins Street, Melbourne), July 2020	C386melb
Former Craig, Williamson Pty Ltd complex Statement of Significance (57-67 Little Collins Street, Melbourne), July 2020	C386melb
Former Dalgety House Statement of Significance (457-471 Bourke Street, Melbourne), July 2020	C386melb
Former Dillingham Estates House Statement of Significance (114-128 William Street, Melbourne), July 2020	C386melb
Former Excelsior Chambers Statement of Significance (17-19 Elizabeth Street, Melbourne), July 2020	C386melb
Former Exhibition Towers Statement of Significance (287-293 Exhibition Street, Melbourne), July 2020	C386melb
Former Factory Statement of Significance (203-207 King Street, Melbourne), July 2020	C386melb
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Gilbert Court Statement of Significance (100-104 Collins Street, Melbourne), July 2020	C386melb
Former Godfrey's Building Statement of Significance (188-194 Little Collins Street, Melbourne), July 2020	C386melb
Former Gordon Buildings Statement of Significance (384-386 Flinders Lane, Melbourne), July 2020	C386melb
Former Gothic Chambers and warehouse Statement of Significance (418-420 Bourke Street and 3 Kirks Lane, Melbourne), July 2020	C386melb
Former Guardian Building Statement of Significance (454-456 Collins Street, Melbourne), July 2020	C386melb
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Hosie's Hotel Statment of Significance (1-5 Elizabeth Street, Melbourne), July 2020	C386melb

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Name of document	Introduced by:
Former Kantay House Statement of Significance (12-18 Meyers Place, Melbourne), July 2020	C386melb
Former Law institute House (382 Little Collins Street, Melbourne), July 2020	C386melb
Former Law Department's Building Statement of Significance (221-231 Queen Street, Melbourne), July 2020	C386melb
Former Legal and General House Statement of Significance (375-383 Collins Street, Melbourne), July 2020	C386melb
Former London Assurance House Statement of Significance (Part 468-470 Bourke Street, Melbourne), July 2020	C386melb
Former Malcolm Reid & Co Department Store Statement of Significance (151-163 Bourke Street, Melbourne), July 2020	C386melb
Former Manchester Unity Oddfellows Building Statement of Significance (335-347 Swanston Street, Melbourne), July 2020	C386melb
Former Markillie's Prince of Wales Hotel Statement of Significance (562-564 Flinders Street and rear in Downie Street, Melbourne), July 2020	C386melb
Former Melbourne and Metropolitan Tramways Board Building Statement of Significance (616-622 Little Collins Street, Melbourne), July 2020	C386melb
Former Melbourne City Council Power Station Statement of Significance (617-639 (part) and 651-669 Lonsdale Street, 602-606 and 620-648 Little Bourke Street, Melbourne), July 2020	C386melb
Former Melbourne City Council Substation Statement of Significance (23-25 George Street, Melbourne), July 2020	C386melb
Former Melbourne City Council Substation Statement of Significance (10-14 Park Street, Melbourne), July 2020	C386melb
Former Melbourne City Council Substation Statement of Significance (11-27 Tavistock Place, Melbourne), July 2020	C386melb
Former Melbourne Shipping Exchange Statement of Significance (25 King Street, Melbourne), July 2020	C386melb
Former MLC Building Statement of Significance (303-317 Collins Street, Melbourne), July 2020	C386melb
Former Morris House Statement of Significance (114-122 Exhibition Street, Melbourne), July 2020	C386melb
Former National Bank of Australasia Stock Exchange Branch Statement of Significance (85-91 Queen Street, Melbourne), July 2020	C386melb
Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004	C91
Former Palmer's Emporium Statement of Significance (220 Bourke Street, Melbourne), July 2020	C386melb
Former Patersons Pty Ltd Statement of Significance (Part 152-158 Bourke Street, Melbourne), July 2020	C386melb
Former Printcraft House Statement of Significance (428-432 Little Bourke Street, Melbourne), July 2020	C386melb
Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne	NPS1
Former Princes Bridge Lecture Room Statement of Significance (Princes Walk, Birrarung Marr, Melbourne), July 2020	C386melb

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Name of document	Introduced by:
Former Ridgway Terrace Statement of Significance (20 Ridgway Place, Melbourne), July 2020	C386melb
Former Rockman's Showrooms Pty Ltd Statement of Significance (188 Bourke Street, Melbourne), July 2020	C386melb
Former Royal Automobile Club of Victoria Statement of Significance (111-129 Queen Street, Melbourne), July 2020	C386melb
Former Russell Street Automatic Telephone Exchange and Postal Building Statement of Significance (114-120 Russell Street, Melbourne), July 2020	C386melb
Former Sharpe Bros Pty Ltd Statement of Significance (202-204 Bourke Street Melbourne), July 2020	C386melb
Former Sleigh Buildings Statement of Significance (158-172 Queen Street, Melbourne), July 2020	C386melb
Former South British Insurance Company Ltd Building Statement of Significance (155-161 Queen Street, Melbourne), July 2020	C386melb
Former Southern Cross Hotel site, Melbourne, March 2002	C64
Former State Savings Bank of Victoria Statement of Significance (258-264 Little Bourke Street, Melbourne), July 2020	C386melb
Former State Savings Bank of Victoria Statement of Significance (233-243 Queen Street, Melbourne), July 2020	C386melb
Former State Savings Bank of Victoria Statement of Significance (45-63 Swanston Street, Melbourne), July 2020	C386melb
Former Sunday School Union of Victoria Statement of Significance (100-102 Flinders Street, Melbourne), July 2020	C386melb
Former Thomas Warburton Pty Ltd Statement of Significance (365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane. Melbourne), July 2020	C386melb
Former Union House Statement of Significance (43-51 Queen Street, Melbourne), July 2020	C386melb
Former Universal House Statement of Significance (25 Elizabeth Street, Melbourne), July 2020	C386melb
Former Victoria Brewery site, East Melbourne – 'Tribeca' Redevelopment October 2003	C86
Former Victorian Amateur Turf Club Statement of Significance (482-484 Bourke Street, Melbourne), July 2020	C386melb
Former Wenley Motor Garage Statement of Significance (39-41 Little Collins Street, Melbourne), July 2020	C386melb
Former Zander's No 2 Store Statement of Significance (11 Highlander Lane, Melbourne), July 2020	C386melb
Freshwater Place, Southbank, August 2001 (Amended 2012)	C193
Grange Lynne Pty Ltd Statement of Significance (183-189 A'Beckett Street, Melbourne), July 2020	C386melb
Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory, November 2018 (Amended July 2020)	C386melb
Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance, November 2018 (Amended July 2020)	C386melb
Hamer Hall Redevelopment July 2010	C166
Henty House Statement of Significance (499-503 Little Collins Street, Melbourne), July 2020	C386melb

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Name of document	Introduced by:
Heritage Places Inventory February 2020 Part A (Amended May 2021)	C406melb
Heritage Places Inventory February 2020 Part B (Amended September 2021)	C414melb
Heritage Precincts Statements of Significance February 2020	C258
High wall signs - 766 Elizabeth Street, Carlton	NPS1
Hilton on the Park Complex Redevelopment, December 2004	C101
Hobsons Road Precinct Incorporated Plan, March 2008	C124
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Hotham Estate	C134
Hoyts Mid City Cinemas Statement of Significance (194-200 Bourke Street, Melbourne), July 2020	C386melb
Incorporated Plan Overlay No. 1 – 236-254 St Kilda Road	NPS1
Judy Lazarus Transition Centre, March 2005	C102
Kensington Heritage Review Statements of Significance, March 2018	C324
Laurens House Statement of Significance (414-416 Lonsdale Street, Melbourne), July 2020	C386melb
Little Lonsdale Street Precinct Statement of Significance, July 2020	C386melb
Lonsdale Exchange Building Statement of Significance (447-453 Lonsdale Street, Melbourne), July 2020	C386melb
Lyceum Club Statement of Significance (2-18 Ridgway Place, Melbourne), July 2020	C386melb
M1 Redevelopment Project, October 2006	C120
Macaulay Urban Renewal Precinct Development Contributions Plan, May 2022	C417melb
Macaulay - Stubbs and Boundary Precincts - New and Widened Streets and Laneways - Alignments and Cross-sections, June 2022	C417melb
Major Promotion Signs, December 2008	C147
Melbourne Aquarium Signs, July 2001	C11
Melbourne Arts Precinct Transformation Project, Phase One, January 2022	C356melb
Melbourne Assessment Prison (MAP) 317-353 Spencer Street, West Melbourne, February 2020	C258
Melbourne Central redevelopment, March 2002 (Amended October 2019)	C344melb
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	C22
Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003.	C90

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Name of document	Introduced by:
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, December 2016	GC45
Melbourne Park Redevelopment February 2014	C229
Melbourne Planning Scheme Incorporated Plan, June 2016, Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek (HO1092)	C207
Melbourne Recital Hall and MTC Theatre project , August 2005	C111
Mental Health Beds Expansion Program Incorporated Document, November 2020	GC176
Metro Tunnel: Over Site Development – CBD North Incorporated Document, October 2017	C315
Metro Tunnel: Over Site Development – CBD South Incorporated Document, October 2017	C316
Metropolitan Hotel Statement of Significance (263-267 William Street, Melbourne), July 2020	C386melb
Mirvac, Residential Towers, 236-254 St. Kilda Road, Southbank	NPS1
Moonee Ponds Creek Concept Plan	C134
Myer Melbourne Bourke Street store redevelopment, Melbourne, October 2007	C137
North Melbourne Recreation Reserve Signage, 2020	C372melb
North West Corner of Mark and Melrose Street, North Melbourne	C134
Nubrik House Statement of Significance (269-275 William Street, Melbourne), July 2020	C386melb
Office building Statement of Significance (589-603 Bourke Street), July 2020	C386melb
Office building Statement of Significance (178-188 William Street, Melbourne), July 2020	C386melb
Office building Statement of Significance (516-520 Collins Street, Melbourne), July 2020	C386melb
Offices Statement of Significance (422-424 Bourke Street, Melbourne), July 2020	C386melb
One Queensbridge, 1-29 Queens Bridge Street, Southbank (Crown's Queensbridge Hotel Tower), February 2017	C310
Park Tower Statement of Significance (199-207 Spring Street, Melbourne), July 2020	C386melb
PMG Postal Workshops, Garages & Stores complex, Part 45-99 Sturt Street Southbank Incorporated Plan, November 2020	C305melb
Port Capacity Project, Webb Dock Precinct, Incorporated Document, October 2012 (Amended August 2016)	GC54
Project Core Building, Federation Square, December 2017	C314
Promotional Panel sign, Crown Allotment 21D, Power Street, Southbank, July 1999	C6
Rectangular Pitch Stadium Project: Olympic Park and Gosch's Paddock, Melbourne, August 2007	C130
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26

~~03/03/2022 C356melb~~ ~~--/--/202-~~ Proposed C417melb

Name of document	Introduced by:
Residences Statement of Significance (120-122 Little Lonsdale Street, Melbourne), July 2020	C386melb
Residence Statement of Significance (474 Little Lonsdale Street, Melbourne), July 2020	C386melb
Rialto South Tower Communications Facility Melbourne, November 2020	C57
Royal Insurance Group building Statement of Significance (430 - 442 Collins Street, Melbourne), July 2020	C386melb
Royal Mail House Statement of Significance (253-267 Bourke Street, Melbourne), July 2020	C386melb
Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004	C100
Royal Melbourne Showgrounds Redevelopment Project – December 2004	C100
Sanders and Levy Building Statement of Significance (149-153 Swanston Street, Melbourne), July 2020	C386melb
Scots Church Site Redevelopment, Melbourne, May 2013	C202
Shadow Controls, 555 Collins Street, Melbourne, February 2013	C216
Shop and residence Statement of Significance (215-217 Swanston Street, Melbourne), July 2020	C386melb
Shop, cafe and office Statement of Significance (7-9 Elizabeth Street, Melbourne), July 2020	C386melb
Shops and dwellings Statement of Significance (201-207 Bourke Street, Melbourne), July 2020	C386melb
Shops and dwellings Statement of Significance (209-215 Bourke Street, Melbourne), July 2020	C386melb
Shops and offices Statement of Significance (359-363 Lonsdale Street, Melbourne), July 2020	C386melb
Shops, residence and former bank Statement of Significance (146-150 Bourke Street, Melbourne), July 2020	C386melb
Shops Statement of Significance (173-175 Bourke Street, Melbourne), July 2020	C386melb
Shops Statement of Significance (470-472 Little Lonsdale Street, Melbourne), July 2020	C386melb
Shop Statement of Significance (171 Bourke Street, Melbourne), July 2020	C386melb
Shop Statement of Significance (37 Little Collins Street, Melbourne), July 2020	C386melb
Shop Statement of Significance (215 Queen Street, Melbourne), July 2020	C386melb
Shrine of Remembrance Signage, July 2021	C388melb
Shrine of Remembrance Vista Control April 2014	C220
Simplot Australia head office, Kensington, October 2001	C52
Sky sign - 42 Clarendon Street, South Melbourne	NPS1
Southbank Statements of Significance, December 2020	C305melb
Southgate Redevelopment Project, 3 Southgate Avenue, Southbank, September 2021	C390melb

~~03/03/2022 C356melb~~
~~--/--/202-~~ Proposed C417melb

Name of document	Introduced by:
Spencer Street Station redevelopment, June 2013	C218
Sports and Entertainment Precinct, Melbourne, August 2007	C130
State Coronial Services Centre Redevelopment Project, August 2007	C130
State Netball and Hockey Centre, Brens Drive Royal Park, Parkville, May 2000 (Amended September 2018)	C341
Stella Maris Seafarer's Centre Statement of Significance (588-600 Little Collins, Melbourne), July 2020	C386melb
Swanston Street North Precinct Statement of Significance, July 2020	C386melb
Swanston Street South Precinct Statement of Significance, July 2020	C386melb
Swiss Club of Victoria Statement of Significance (87-89 Flinders Lane, Melbourne), July 2020	C386melb
The Former Houston Building Statement of Significance (184-192 Queen Street, Melbourne), July 2020	C386melb
The Games Village Project, Parkville, September 2015	C281
The New Royal Children's Hospital Project, Parkville, October 2007	C128
The University of Melbourne Fishermans Bend Campus, August 2020	C371melb
The Waiters Restaurant Statement of Significance (20 Meyers Place, Melbourne), July 2020	C386melb
Tram Route 109 Disability Discrimination Act compliant Platform Tram Stops, August 2007	C130
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Treasury Gate Statement of Significance (93-101 Spring Street, Melbourne), July 2020	C386melb
Turnverein Hall Statement of Significance (30-34 La Trobe Street, Melbourne), July 2020	C386melb
University of Melbourne Bio 21 Project Parkville, November 2018	C342melb
University of Melbourne, University Square Campus, Carlton, November 1999	C17
Victoria Club building Statement of Significance (131-141 Queen Street, Melbourne), July 2020	C386melb
Victoria Police Precinct, Sky Bridges 263 – 283 Spencer Street and 313 Spencer Street, Docklands Incorporated Document June 2018	C317
Visy Park Signage, 2012	C172
Wales Corner Statement of Significance (221-231 Collins Street, Melbourne), July 2020	C386melb
Warehouse Statement of significance (1-5 Coverlid Place, Melbourne), July 2020	C386melb
Warehouse statement of Significance (11-15 Duckboard Place, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (353 Exhibition Street, Melbourne), July 2020	C386melb

~~03/03/2022 C356melb~~ --/--/202- Proposed C417melb

Name of document	Introduced by:
Warehouse Statement of Significance (11A Highlander Lane, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (26-32 King Street, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (171-173 King Street, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (34-36 Little La Trobe Street, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (27-29 Little Lonsdale Street, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (410-412 Lonsdale Street, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (577-583 Little Collins Street, Melbourne), July 2020	C386melb
West Gate Tunnel Project Incorporated Document, December 2017	GC93
West Melbourne Heritage Review 2016: Statements of Significance February 2020	C258
Yarra Park Master Plan Implementation September 2010	C158
Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6

30/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

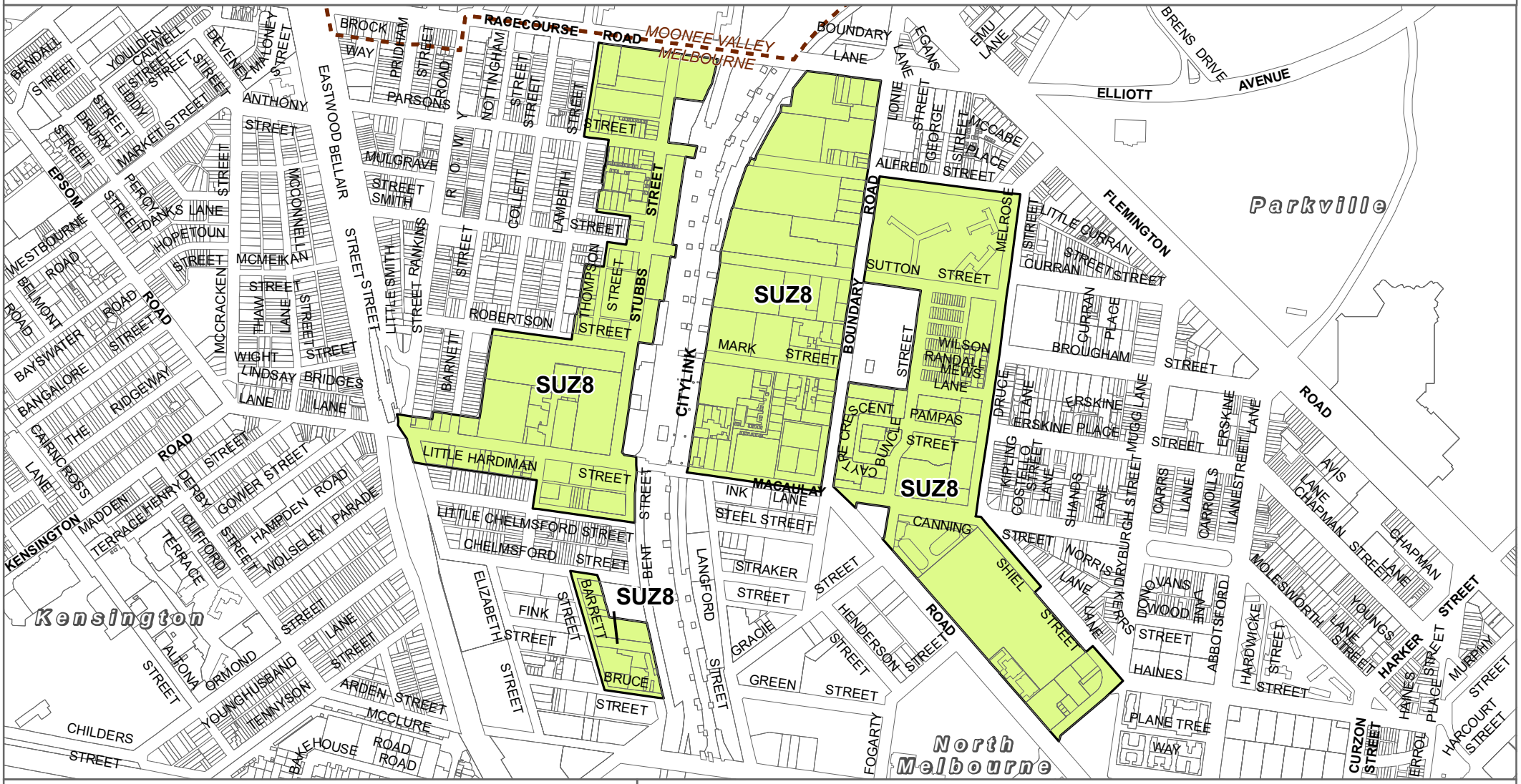
1.0 Background documents

--/--/20--
Proposed C417
~~30/09/2021~~
~~C308melb~~

Name of background document	Amendment number - clause reference
Central Melbourne Design Guide (City of Melbourne, 2019)	C308melb Schedule 1 to Clause 43.02
Macaulay Off-Street Car Parking Plan 2022	C417melb Schedule 16 to Clause 45.09
Macaulay Structure Plan 2021	C417melb Schedule 8 to Clause 37.01

MELBOURNE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C417melb



LEGEND

- SUZ - Special Use Zone
- Local Government Area

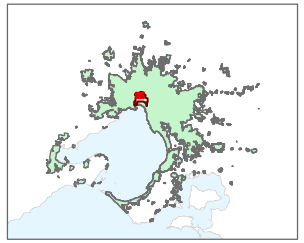
Planning Group
Print Date: 5/4/2022
Amendment Version: 1

NORTH

0 220 440
Metres

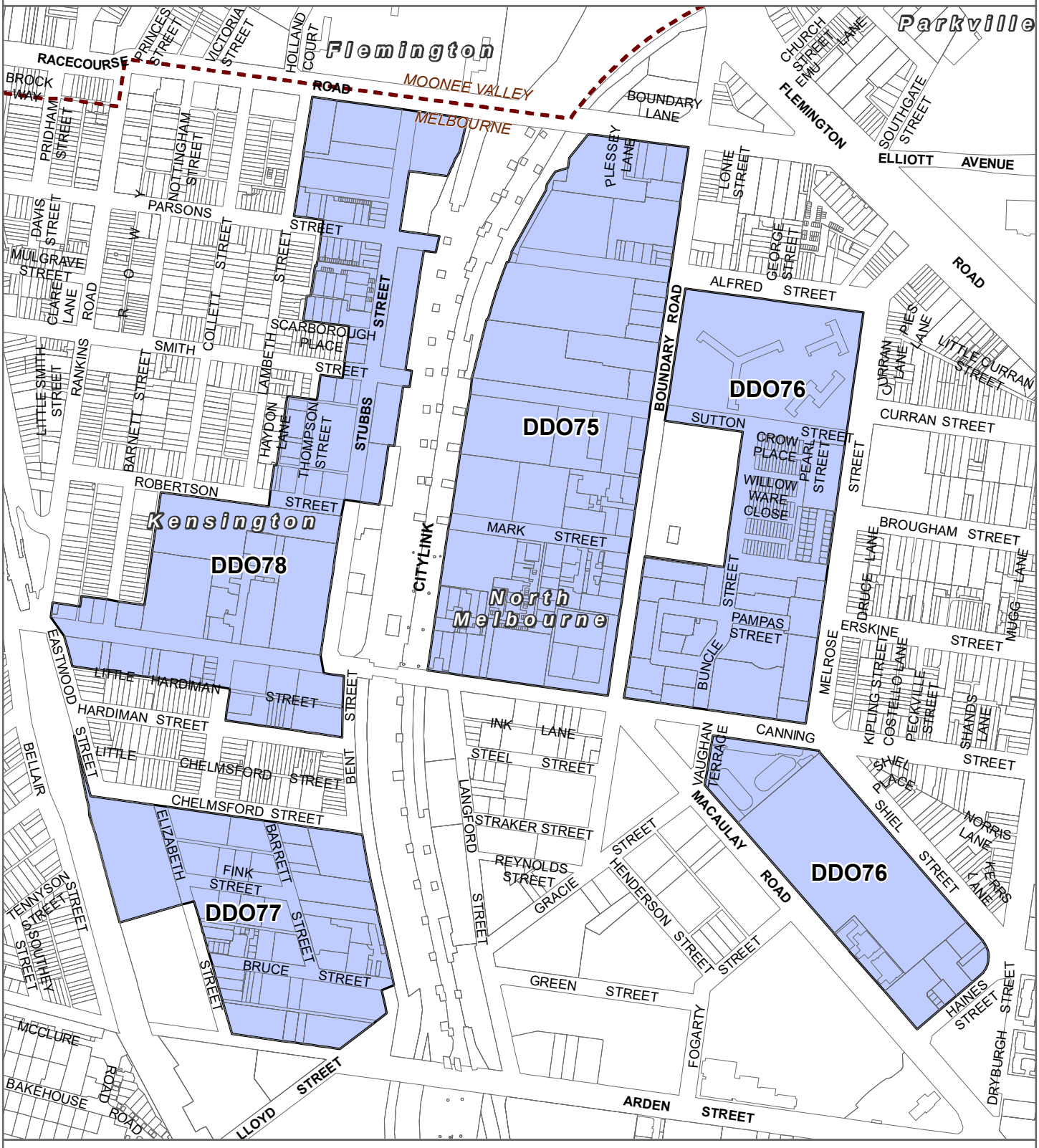
VICTORIA State Government | Environment, Land, Water and Planning

Part of Planning Scheme Map 4



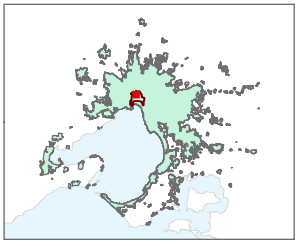
MELBOURNE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C417melb



LEGEND

- DDO - Design and Development Overlay
- Local Government Area



Part of Planning Scheme Map 4DDO

Planning Group
Print Date: 5/4/2022
Amendment Version: 1

NORTH

0 150 300
Metres

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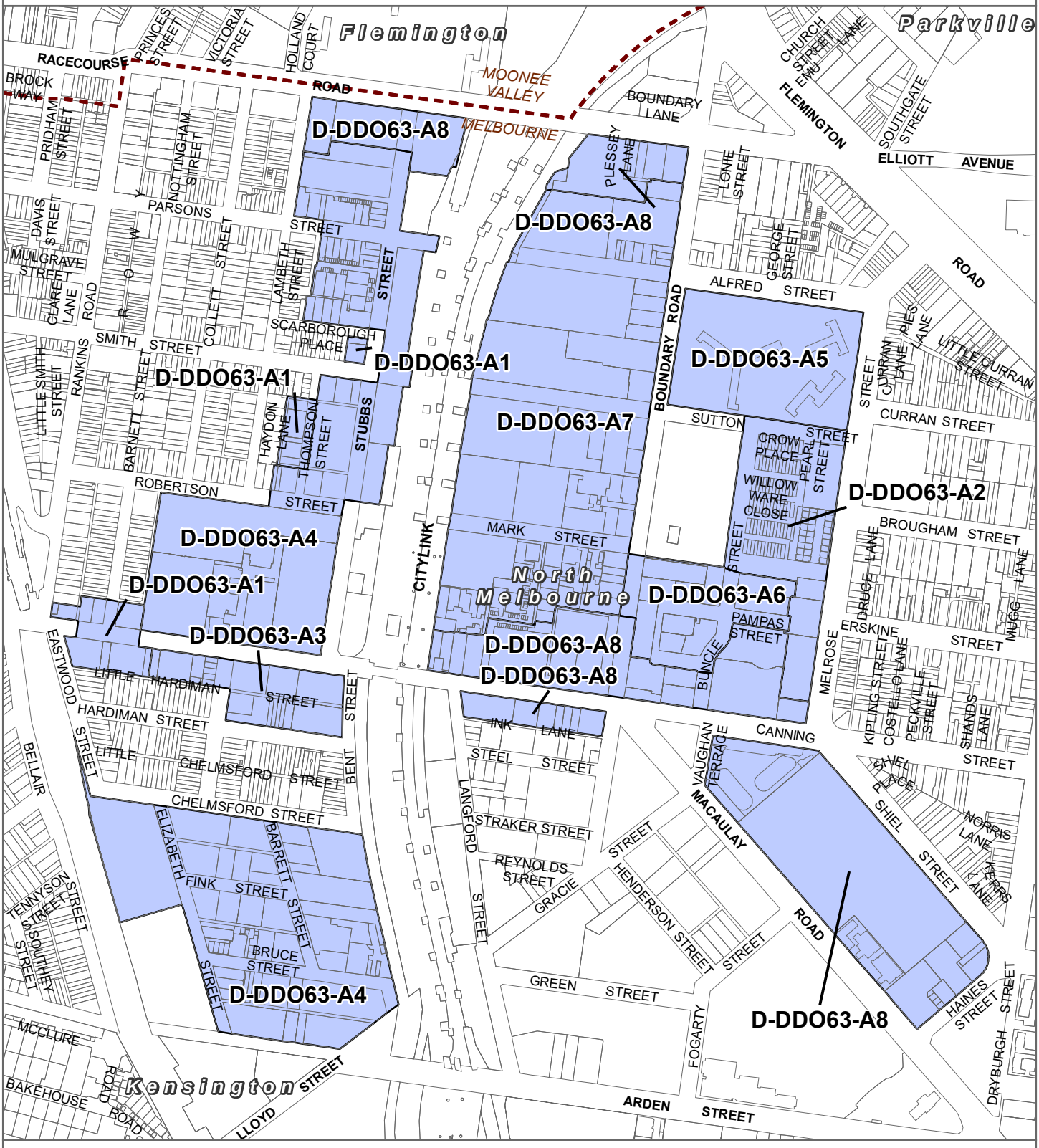
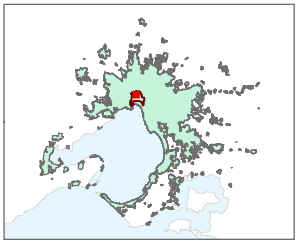
MELBOURNE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C417melb



LEGEND

- D-DDO - Area to be deleted from a Design and Development Overlay
- Local Government Area



Part of Planning Scheme Map 4DDO

Planning Group
Print Date: 5/5/2022
Amendment Version: 1

NORTH

0 150 300
Metres

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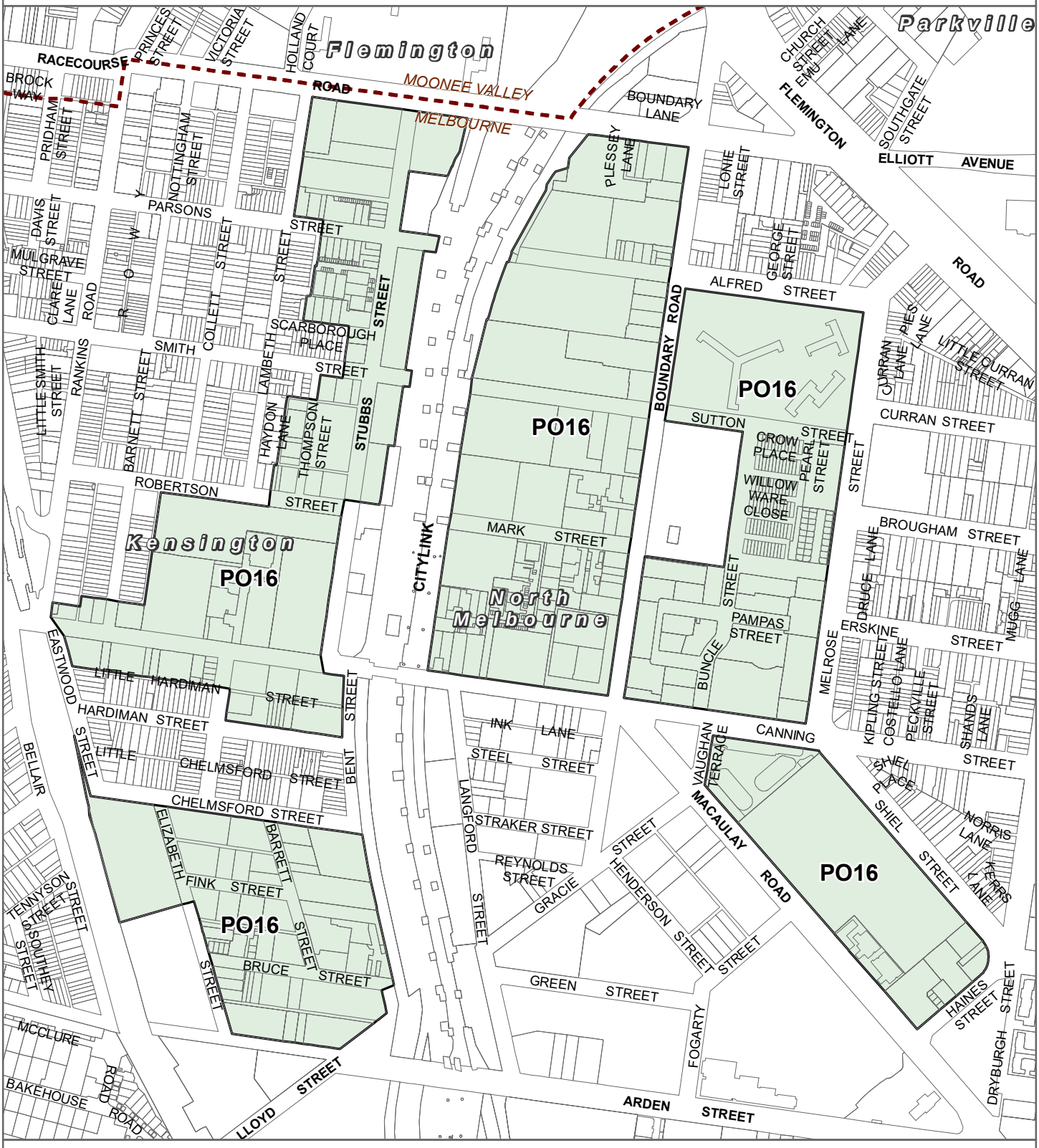
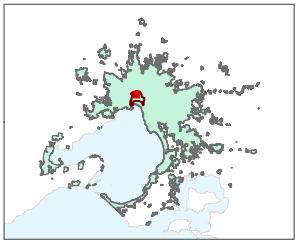
MELBOURNE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C417melb



LEGEND

- PO - Parking Overlay
- Local Government Area



Part of Planning Scheme Map 4PO

Planning Group
Print Date: 5/4/2022
Amendment Version: 1

NORTH

0 150 300
Metres

VICTORIA State Government | Environment, Land, Water and Planning

MELBOURNE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C417melb

LEGEND

DCPO2 - Development Contributions Plan Overlay - Schedule 2

Local Government Area

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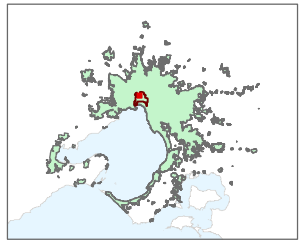
Planning Group
Print Date: 5/4/2022
Amendment Version: 1

NORTH

0 30 60
Metres

VICTORIA State Government | Environment, Land, Water and Planning

Part of Planning Scheme Map 4DCPO



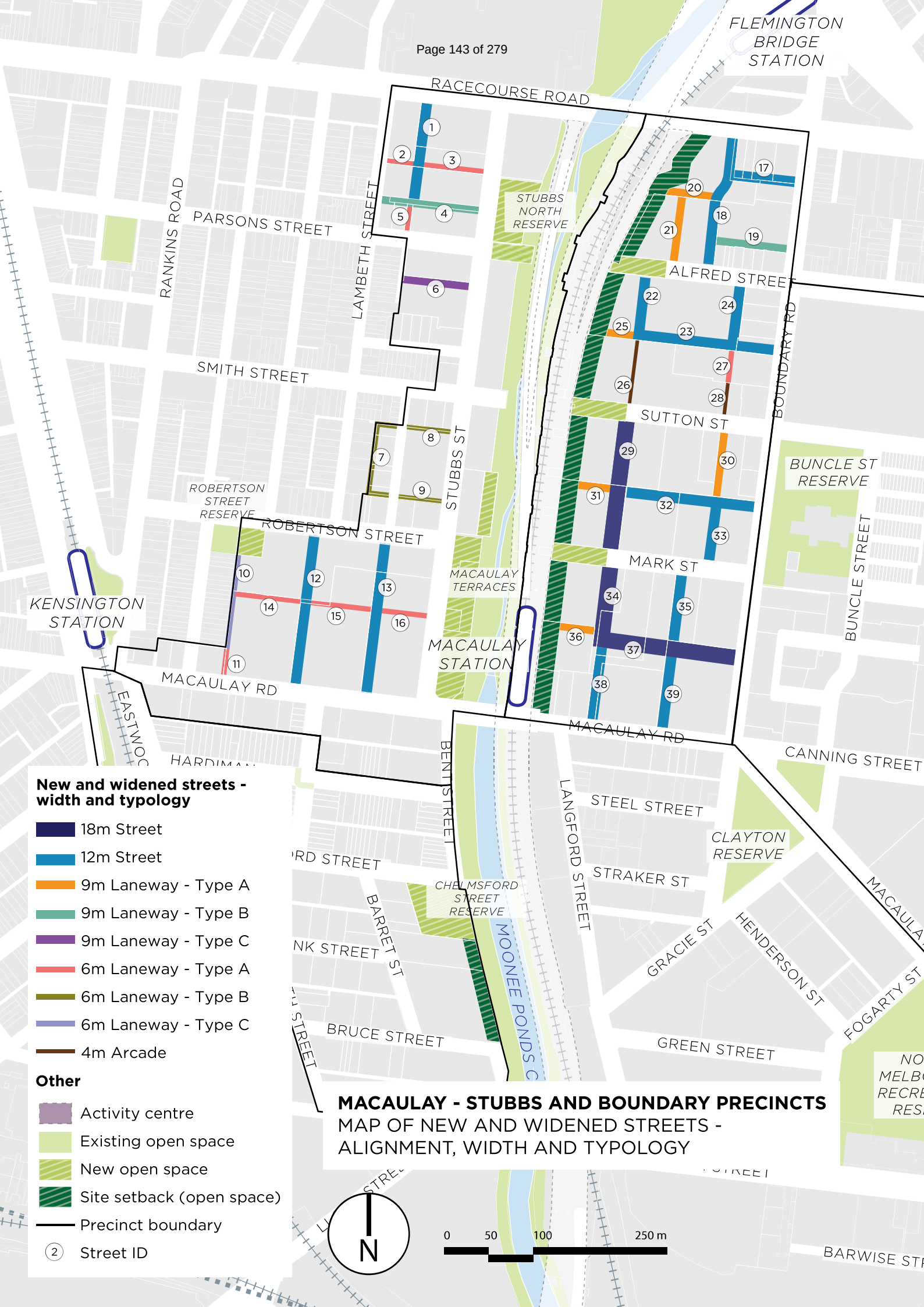
MELBOURNE PLANNING SCHEME

INCORPORATED DOCUMENT

Macaulay - Stubbs and Boundary Precincts
New and Widened Streets and Laneways
Alignments and Cross-Sections

June 2022

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*



New and widened streets - width and typology

- 18m Street
- 12m Street
- 9m Laneway - Type A
- 9m Laneway - Type B
- 9m Laneway - Type C
- 6m Laneway - Type A
- 6m Laneway - Type B
- 6m Laneway - Type C
- 4m Arcade

Other

- Activity centre
- Existing open space
- New open space
- Site setback (open space)
- Precinct boundary
- (2) Street ID

N

0 50 100 250 m

MACAULAY - STUBBS AND BOUNDARY PRECINCTS
MAP OF NEW AND WIDENED STREETS - ALIGNMENT, WIDTH AND TYPOLOGY

Macaulay - Stubbs and Boundary Precincts

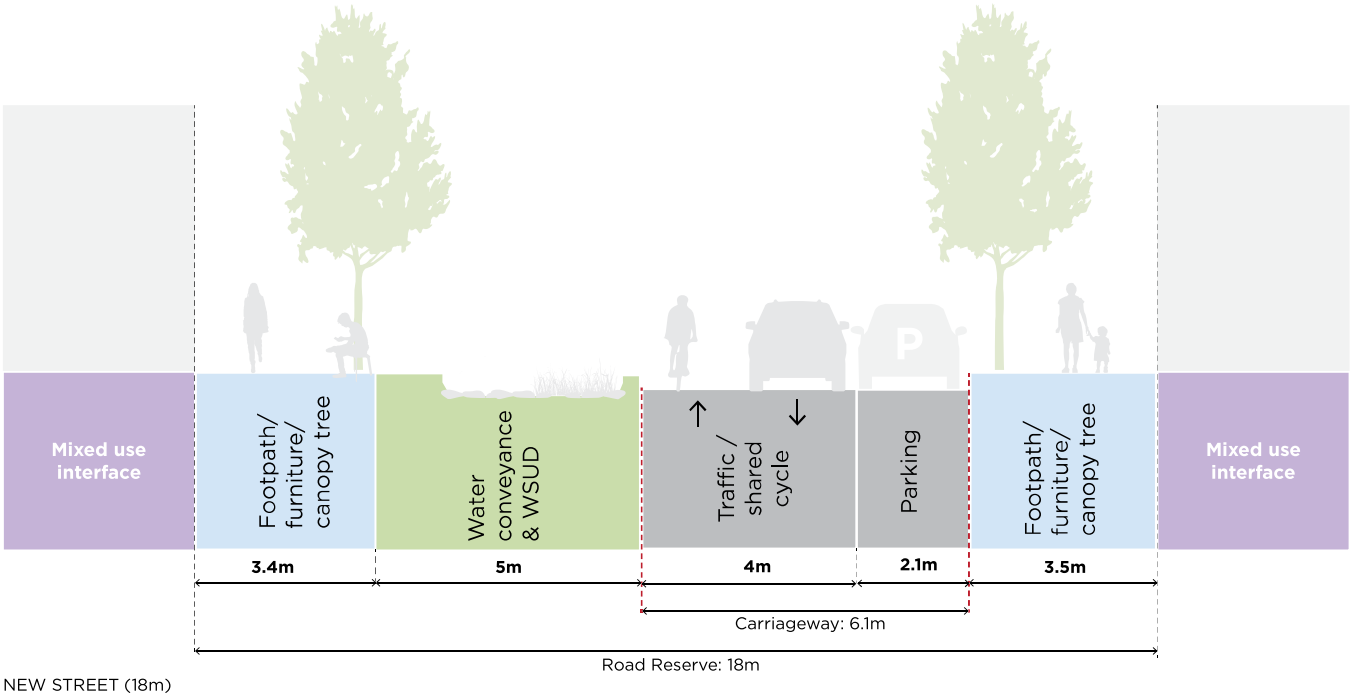
New and Widened Streets and Laneways - Location, Alignment and Type by Property

Street ID	Orientation	Street Location - Properties	Street Alignment - Within Properties	Street Type
Stubbs Precinct				
Racecourse Road to Parsons Street				
1	North-South	159-189 Racecourse Road, Kensington, 3031 12 Stubbs Street, Kensington, 3031 20 Stubbs Street, Kensington, 3031	Along western boundary (north) and through property (south)	12m Street
2	East-West	12 Stubbs Street, Kensington, 3031	Along southern boundary	6m Laneway - Type A
3	East-West	12 Stubbs Street, Kensington, 3031	Along southern boundary	6m Laneway - Type A
4	East-West	61-65 Parsons Street, Kensington, 3031 Street ID: PL5387 67-71 Parsons Street, Kensington, 3031 73 Parsons Street, Kensington, 3031 75-103 Parsons Street, Kensington, 3031	Along northern boundary	9m Laneway - Type B
5	North-South	73 Parsons Street, Kensington, 3031	Along western boundary	6m Laneway - Type A
Parsons Street to Smith Street				
6	East-West	50-62 Stubbs Street, Kensington, 3031	Along northern boundary	9m Laneway - Type C
Smith Street to Robertson Street				
7	North-South and East-West	2 Thompson Street, Kensington, 3031 6-12 Thompson Street, Kensington, 3031 14 Thompson Street, Kensington, 3031 16-20 Thompson Street, Kensington, 3031 22 Thompson Street, Kensington, 3031	Along northern, western and southern boundaries	6m Laneway - Type B
8	East-West	86-96 Stubbs Street, Kensington, 3031	Along northern boundary	6m Laneway - Type B
9	East-West	86-96 Stubbs Street, Kensington, 3031	Along southern boundary	6m Laneway - Type B
Robertson Street to Macaulay Road				
10	North-South	Street ID: CL0167 18-76 Robertson Street, Kensington, 3031 402-432 Macaulay Road, Kensington, 3031	Along western boundary	6m Laneway - Type C
11	North-South	434-444 Macaulay Road, Kensington, 3031 402-432 Macaulay Road, Kensington, 3031	End of existing C167 lane south to Macaulay Road, along western boundary of property.	6m Laneway - Type A
12	North-South	18-76 Robertson Street, Kensington, 3031 Street ID: PL5374 352 Macaulay Road, Kensington, 3031	Through property (north) and along western boundary (south)	12m Street
13	North-South	18-76 Robertson Street, Kensington, 3031 346-350 Macaulay Road, Kensington, 3031	Through property (north) and along western boundary (south)	12m Street
14	East-West	402-432 Macaulay Road, Kensington, 3031	Along northern boundary	6m Laneway - Type A
15	East-West	Street ID: PL5374 352 Macaulay Road, Kensington, 3031	Along northern boundary (wast) and through property (east)	6m Laneway - Type A
16	East-West	346-350 Macaulay Road, Kensington, 3031	Through property, in alignment with new laneway to west (ID 15)	6m Laneway - Type A
Boundary Precinct				
Racecourse Road to Alfred Street				
17	East-West	Plessey Lane 81 Racecourse Road, North Melbourne, 3051 77 Racecourse Road, North Melbourne, 3051 75 Racecourse Road, North Melbourne, 3051 163-173 Boundary Road, North Melbourne, 3051 155-161 Boundary Road, North Melbourne, 3051	Along southern boundary	12m Street
18	North-South	Plessey Lane 87-105 Racecourse Road, North Melbourne, 3051 68-102 Alfred Street, North Melbourne, 3051	Along eastern boundary	12m Street
19	East-West	139-149 Boundary Road, North Melbourne, 3051 56 Alfred Street, North Melbourne, 3051 127-137 Boundary Road, North Melbourne, 3051	Along southern boundary of 139-149 Boundary Road, and through northern fragment of 56 Alfred Street and 127-137 Boundary Road	9m Laneway - Type B
20	East-West	87-105 Racecourse Road, North Melbourne, 3051	Along southern boundary	9m Laneway - Type A
21	North-South	68-102 Alfred Street, North Melbourne, 3051	Through property, east of new Alfred Street open space	9m Laneway - Type A
Alfred Street to Sutton Street				
22	North-South	59-101 Alfred Street, North Melbourne, 3051	Through property, in alignment with new arcade to south (ID 26)	12m Street
23	East-West	59-101 Alfred Street, North Melbourne, 3051 103 Boundary Road, North Melbourne, 3051	Along southern boundary	12m Street
24	North-South	59-101 Alfred Street, North Melbourne, 3051 103 Boundary Road, North Melbourne, 3051	Along eastern boundary of 59-101 Alfred Street, and through western fragment of 103 Boundary Road	12m Street

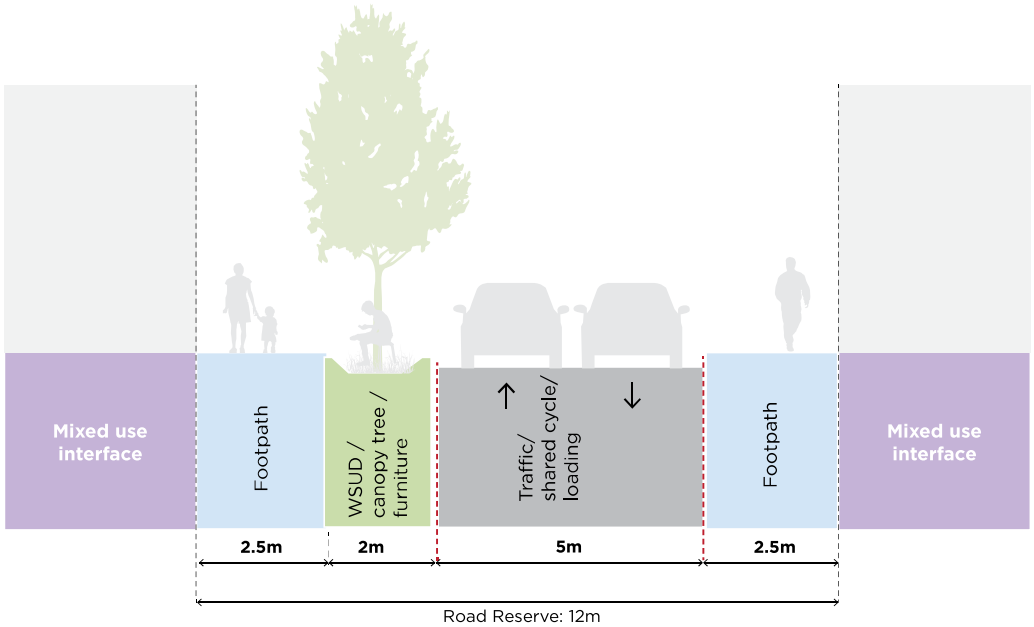
Street ID	Orientation	Street Location - Properties	Street Alignment - Within Properties	Street Type
25	East-West	59-101 Alfred Street, North Melbourne, 3051	Along southern boundary	9m Laneway - Type A
26	North-South	64-90 Sutton Street, North Melbourne, 3051	Through ground floor of retained heritage building, in alignment with new street to south (ID 29) and north (ID 22)	4m Arcade
27	North-South	91 Boundary Road, North Melbourne, 3051	Through property, in alignment with new arcade to south (ID 28) and new street to north (ID 24)	6m Laneway - Type A
28	North-South	64-90 Sutton Street, North Melbourne, 3051	Through ground floor of retained heritage building, in alignment with new laneways to south (ID 30) and north (ID 27)	4m Arcade
Sutton Street to Mark Street				
29	North-South	85-105 Sutton Street, North Melbourne, 3051 74-88 Mark Street, North Melbourne, 3051	Through property (north) and along eastern boundary (south)	18m Street
30	North-South	67 Sutton Street, North Melbourne, 3051	Along western boundary	9m Laneway - Type A
31	East-West	85-105 Sutton Street, North Melbourne, 3051	Along northern boundary	9m Laneway - Type A
32	East-West	62-72 Mark Street, North Melbourne, 3051 63-71 Boundary Road, North Melbourne, 3051	Along northern boundary	12m Street
33	North-South	63-71 Boundary Road, North Melbourne, 3051	Through property, in alignment with new laneway to north (ID 30)	12m Street
Mark Street to Macaulay Road				
34	North-South	83-87 Mark Street, North Melbourne, 3051 75 Mark Street, North Melbourne, 3051	Through property (north) and along western boudnary (south)	18m Street
35	North-South	59-63 Mark Street, North Melbourne, 3051	Along western boundary	12m Street
36	East-West	300 Macaulay Road, North Melbourne, 3051	Along northern boundary	9m Laneway - Type A
37	East-West	83-87 Mark Street, North Melbourne, 3051 75 Mark Street, North Melbourne, 3051 65-73 Mark Street, North Melbourne, 3051 218-246 Macaulay Road, North Melbourne, 3051	Along northern boundary (east) and through property (west)	18m Street
38	North-South	75 Mark Street, North Melbourne, 3051 65-73 Mark Street, North Melbourne, 3051 270 Macaulay Road, North Melbourne, 3051	Along western boundary	12m Street
39	North-South	218-246 Macaulay Road, North Melbourne, 3051	Along western boundary	12m Street

MACAULAY - STUBBS AND BOUNDARY PRECINCTS NEW AND WIDENED STREETS AND LANEWAYS CROSS-SECTIONS

NEW STREETS (18m and 12m)



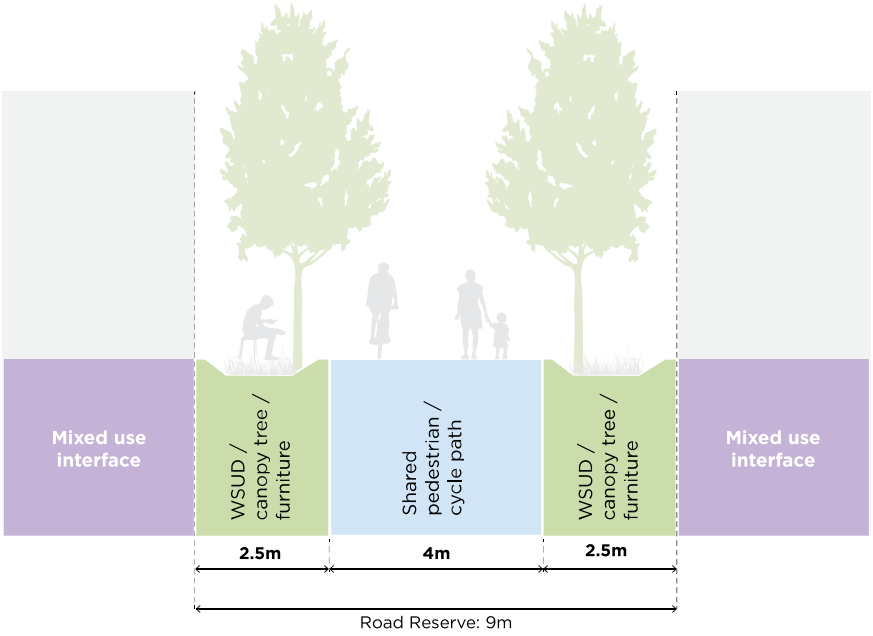
NEW STREET (18m)



NEW STREET (12m)

NEW LANEWAYS (9m) - TYPE A

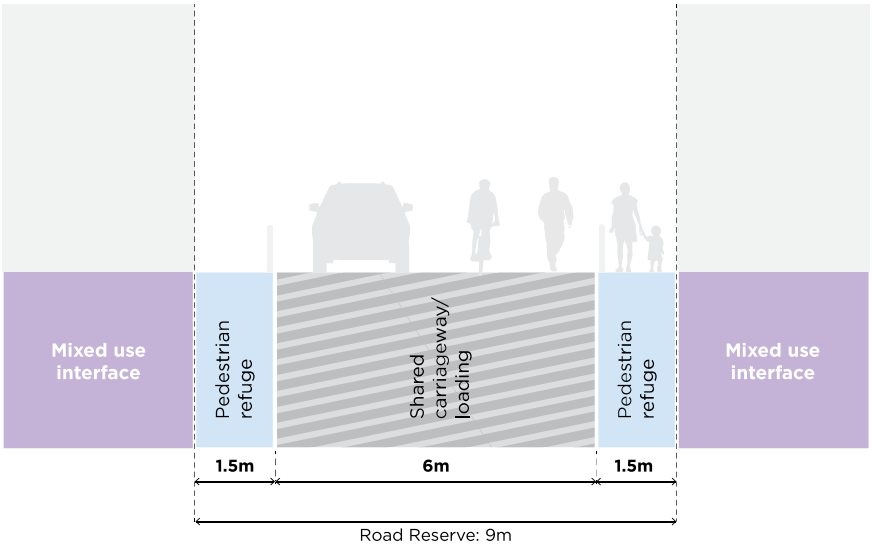
NEW LANEWAY (9m) - TYPE A - Option 1



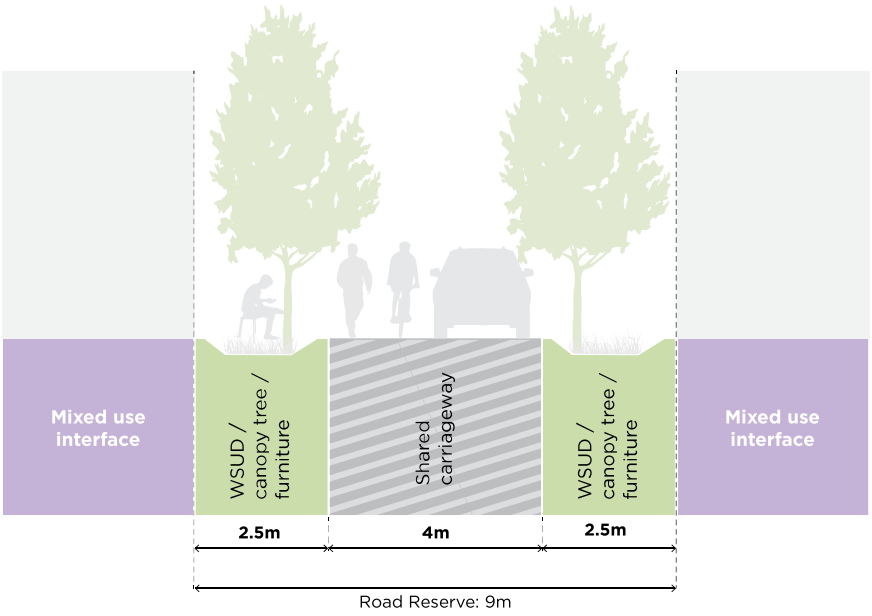
NEW LANEWAY (9m) - TYPE A - Option 2

NEW LANEWAY (9m) - TYPE A - Option 3

NEW LANEWAY (9m) - TYPES B AND C

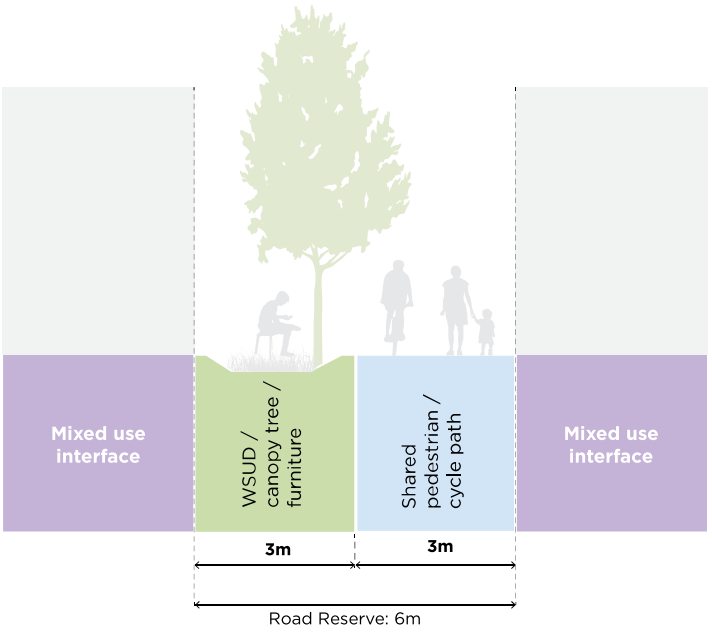


NEW LANEWAY (9m) - TYPE B



NEW LANEWAY (9m) - TYPE C

NEW LANEWAY (6m) - TYPE A



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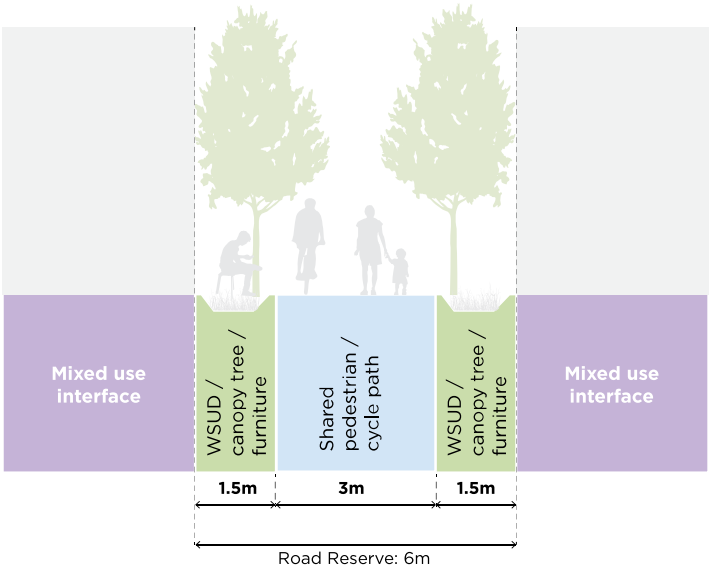

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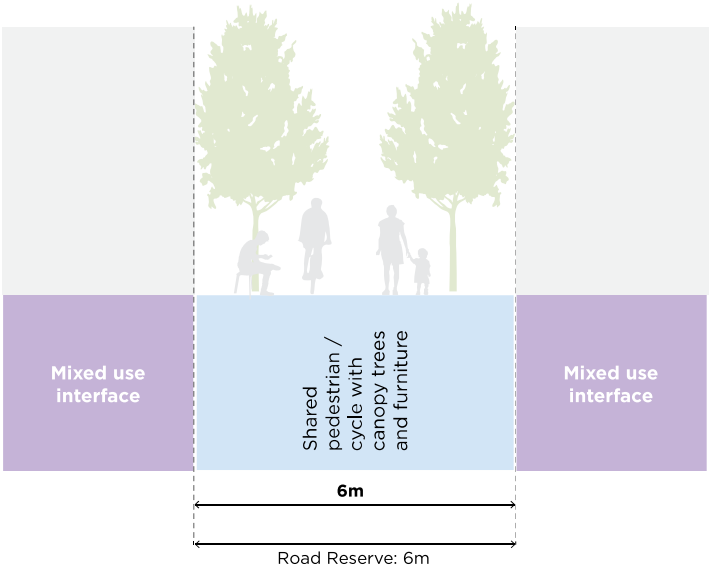

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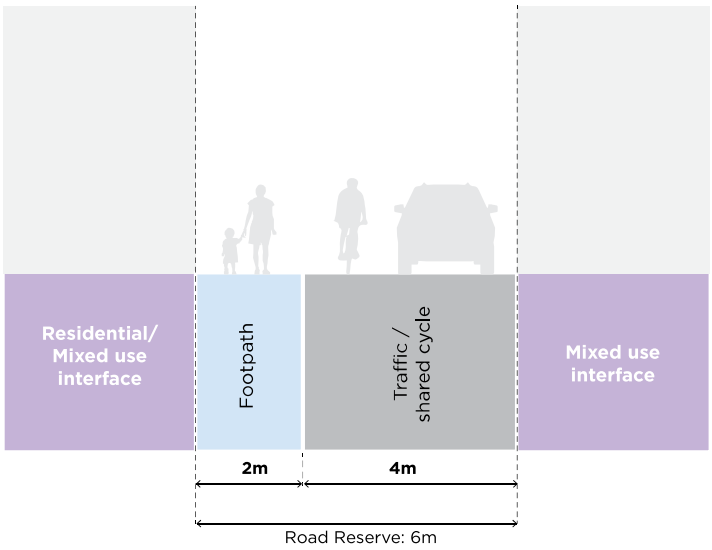
NEW LANEWAY (6m) - TYPES B AND C



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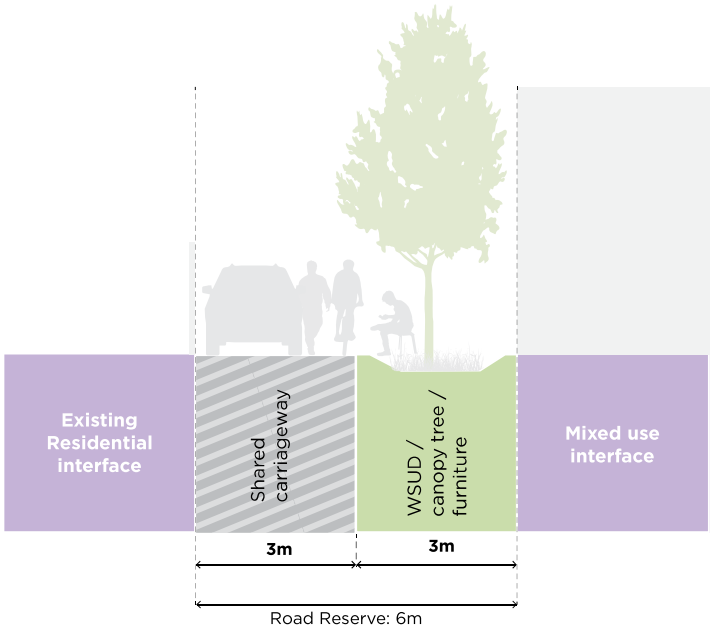

NEW LANEWAY (6m) - TYPE C

MELBOURNE PLANNING SCHEME

INCORPORATED DOCUMENT

Macaulay Urban Renewal Precinct
Development Contributions Plan

May 2022

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*

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MACAULAY URBAN RENEWAL PRECINCT

DEVELOPMENT CONTRIBUTIONS PLAN (DRAFT)

CITY OF MELBOURNE | MAY 2022

www.urbanenterprise.com.au

AUTHORS

Paul Shipp

Brett Hannah

FILE

Macaulay DCP Report - Final Draft 090522

VERSION

1

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CONTENTS

FIGURES

TABLES

SUMMARY OF COSTS AND CHARGES

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

The levies have been determined based on the estimated development capacity of land affected by the Macaulay Structure Plan, being 7,600 net additional dwellings and 215,000 gross leasable floor area (GLFA) for commercial purposes. Capacity modelling of the Structure Plan built form controls undertaken by the City of Melbourne estimates that the area could accommodate in the order of 825,000sqm of total gross leasable floorspace. This excludes properties that are unlikely to develop during the DCP period.

Project costs not attributable to the Macaulay Urban Renewal Precinct DCP because of external apportionment or an alternative funding source are not captured within this document.

T1. SUMMARY OF INFRASTRUCTURE COSTS AND LEVIES, MACAULAY DCP

Summary - Total Costs by Land and Construction	
Project Type	**Total Cost**
Land	$16,903,250
Construction	$118,866,745
Total	**$135,769,995**

Summary - Total Costs by Infrastructure Type	
Infrastructure Type	**Total Cost**
Transport	$48,312,865
Open Space	$36,851,327
Public Realm	$9,555,832
Drainage Land	$16,903,250
Community Facilities	$24,146,721
Total	**$135,769,995**

Summary - Total Costs by Infrastructure Category	
Infrastructure Category	**Total Cost**
Total Development Infrastructure Levy (DIL) Costs	$119,525,274
Total Community Infrastructure Levy (CIL) Costs	$16,244,721
Total	**$135,769,995**

Summary - DIL by Development Type		
Development Type	**Rate**	**Unit**
Residential	$10,836.96	per dwelling
Commercial	$166.69	per sqm of GLFA
Retail	$195.92	per sqm of GLFA

Summary – CIL by Development Type		
Development Type	**Rate**	**Unit**
Residential	$1,225.00	per dwelling

1. INTRODUCTION

1.1. BACKGROUND

This Macaulay Urban Renewal Precinct Development Contributions Plan (the DCP) has been developed to formalise the funding of shared infrastructure to support the development of the Macaulay Precinct (the Precinct).

The Macaulay Structure Plan 2021 has been prepared and endorsed by the City of Melbourne.

The Structure Plan sets out the long-term strategic framework for the development of the Precinct in relation to:

- Land Use (such as residential and commercial development of varying densities and types, open space and community facilities);
- Streets and spaces (such as the road network, proposed active transport); and
- Open space and enhancing environmentally quality.

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

Improved social, economic, environmental and urban design outcomes are achieved through the provision of infrastructure early in the life of a new development. The delivery of key infrastructure in a timely and efficient manner is fundamental to sustainable outcomes in future urban renewal areas including the Macaulay Precinct.

1.2. INFRASTRUCTURE DELIVERY

Several reports have been prepared to identify the infrastructure items required to support development of the Precinct, including roads, intersections, drainage, open space, public realm and community facilities. These reports are itemised in Section 2.2.

The infrastructure included in the DCP has been identified to support the entire Precinct. This DCP will enable collection of levies to ensure that shared infrastructure identified in the background reports is funded to enable Council and developers to provide the infrastructure.

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

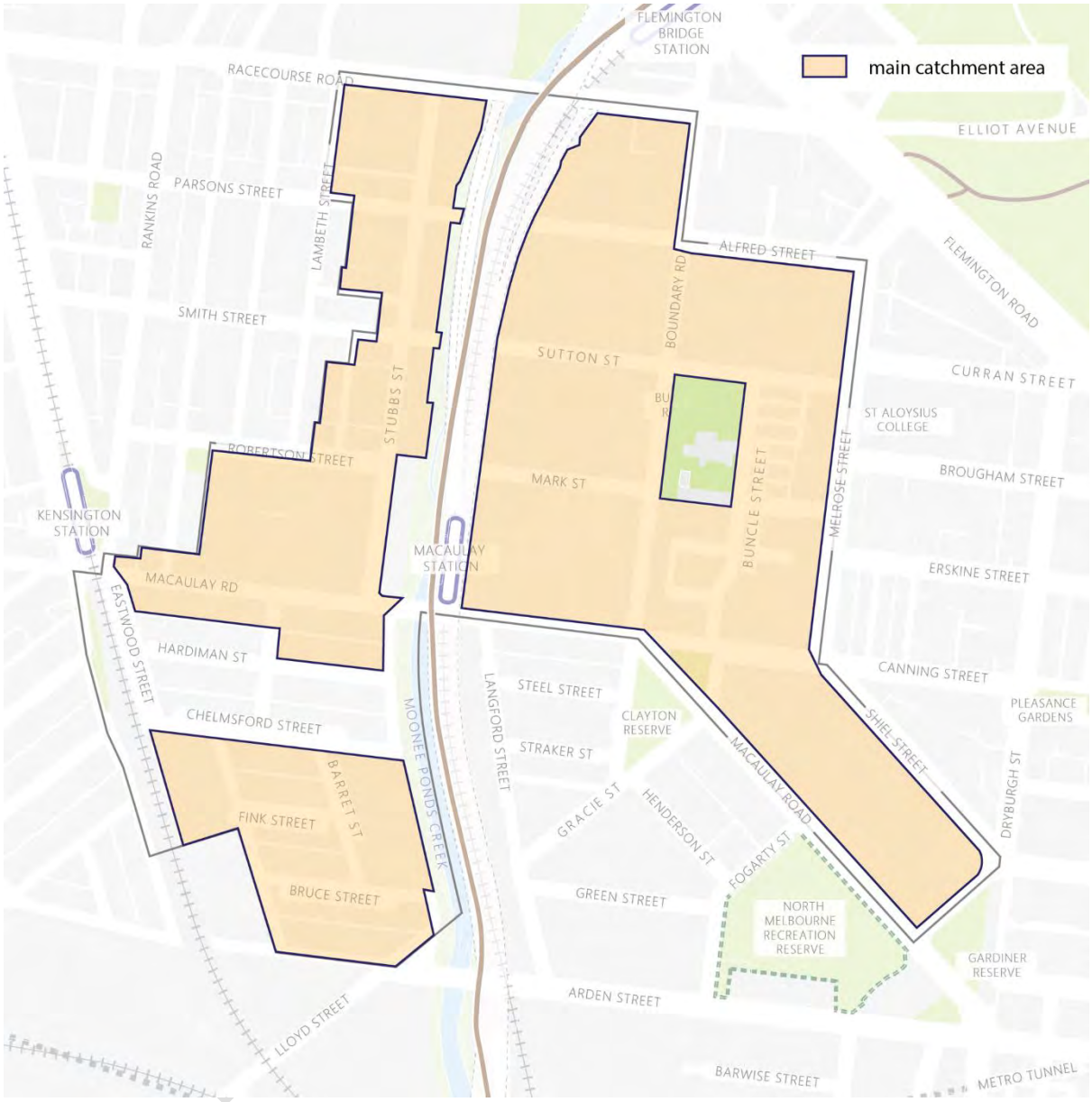
- Subdivision and development construction works by developers;
- Development contributions (as shown in this DCP);
- Open space contributions;
- An Urban Renewal Cost Recovery Scheme (URCRS) managed by Melbourne Water;
- Utility service provider contributions; and
- Capital works projects by Council and Victorian Government agencies.

Decisions have been made about the type of infrastructure which will be funded by this DCP, and these decisions are in line with the *Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans.*

1.3. THE DCP AREA

The Macaulay Precinct, otherwise referred to as the Main Catchment Area (MCA), consists of land identified in Figure 1. This DCP applies to the entire MCA and requires contributions from all development proponents.

F1. MAIN CATCHMENT AREA



Source: City of Melbourne, 2021; Urban Enterprise

1.4. DCP TIMEFRAME

The DCP has an indicative planning horizon until 2051 in order to align with the planning horizon for the Structure Plan.

2. STRATEGIC BASIS

2.1. STATUTORY FRAMEWORK

This section provides an overview of the statutory framework guiding the preparation and management of DCPs in Victoria. This DCP will be incorporated into the Melbourne Planning Scheme.

2.1.1. DEVELOPMENT CONTRIBUTIONS

MINISTERIAL DIRECTION

Under the Ministerial Direction on the Preparation and Content of Development Contributions Plans, the following broad types of works, services or facilities may be funded from a development infrastructure levy:

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

In addition to the above categories which can be funded under a Development Infrastructure Levy, a Community Infrastructure Levy may also be collected towards items which do not fall within these categories. The Community Infrastructure Levy is currently capped at $1,225 per dwelling (2021-22 financial year), and typically includes Council buildings and facilities such as:

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

DEVELOPMENT CONTRIBUTIONS GUIDELINES

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

- A DCP may include infrastructure to be provided by a council or State Government agency. Basic utilities, such as water supply and sewerage, provided by servicing authorities under their own legislation cannot be included in a DCP.
- The types of projects in a DCP can include the following:
  - a new item of infrastructure
  - an upgrade in the standard of provision of an existing infrastructure item
  - an extension to an existing facility, or
  - the total replacement of an infrastructure item after it has reached the end of its economic life.
- A DCP cannot be used to fund the total replacement of an infrastructure item, if the replacement is necessary as a result of poor maintenance.

- It is not appropriate to include existing infrastructure in a DCP that was funded through general taxes or rates.
- The following costs can be included in the calculation of levies:
  - the capital costs of providing the infrastructure projects;
  - the cost of financing the infrastructure projects, if provided early in the life of the DCP;
  - the design costs associated with the infrastructure projects, and
  - the cost of preparing and approving the DCP.
- Recurrent costs such as maintenance and operating costs or costs associated with the administration of the DCP cannot be included in the calculation of a development contributions levy.

2.2. LOCAL STRATEGIC CONTEXT

2.2.1. LOCAL PLANNING CONTEXT

The Precinct will be developed in accordance with the Macaulay Structure Plan which will facilitate development across the entire precinct.

The planning zones which are proposed to apply across the Precinct are shown in Figure 2. It is noted that the area within the Neighbourhood Residential Zone is not within the MCA for this DCP.

F2. PROPOSED PLANNING ZONES

Source: Urban Enterprise.

2.2.2. SUPPORTING STUDIES

A number of supporting studies have been prepared which identify the need, standard and costs for the infrastructure items included in this DCP.

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

- Transport and Access Study for Macaulay, GTA Consultants, May 2019;
- Arden Macaulay Precinct Flood Management Strategy, Melbourne Water and Engeny Water Management, August 2021;
- Arden and Macaulay Precinct – Integrated Water Management Strategy, Rain Consulting, September 2020;
- Moonee Ponds Creek Strategic Opportunities Plan, City of Melbourne, August 2019; and
- Macaulay Structure Plan Community Infrastructure Needs Assessment, ASR Research, April 2022.

Based on these reports, further details including designs and costings were prepared. Specific sources are detailed in Table 2. These designs and costings can be found in Appendix B to this document.

T2. TECHNICAL SOURCE INFORMATION FOR INFRASTRUCTURE ITEMS, COSTS AND DESIGNS

Category	Technical Report	Detailed Designs and Costs
Roads and Intersections	• Transport and Access Study for Macaulay, GTA Consultants, May 2019 • Addendum to Macaulay Transport and Access Study – Review of Further Transport Planning	• Macaulay Precinct Street Design and Costing 15241252, GHD, February 2022 • Landscape Layout Plan Canning St / Vaughan Tce 31-12552605-L001 Rev. B • Arden Precinct Draft Development Contributions Plan – August 2021 • Macaulay Precinct High Level Cost Estimates, GHD, Feb 2022.
Community Facilities	• Macaulay Structure Plan Community Infrastructure Needs Assessment, ASR Research, April 2022.	• Community Infrastructure Buildings – Indicative Cost Report, Turner and Townsend, 22 April 2022
Open Space	• Macaulay Structure Plan Community Infrastructure Needs Assessment, ASR Research, April 2022	• Macaulay Urban Renewal Precinct: Open Space Design & Costing – Cost Plan No. 1 • Macaulay Open Spaces – Buncle Street Final Design Concepts Rev H – McGregor Coxall, 4 Feb 2022 • Macaulay Urban Renewal Precinct: Open Space Design & Costing - Cost Plan No. 1 – Buncle Street Precinct, McGregor Coxall, 4 Feb 2022
Drainage Land	• Arden Macaulay Precinct Flood Management Strategy, Melbourne Water and Engeny Water Management, August 2021.	• Valuation Report – Conducted by Westlink for Victorian Planning Authority, 1 March 2021.

Source: Urban Enterprise.

2.3. NEED AND NEXUS

This section identifies the relationship between the proposed development, infrastructure required to support development, and the approach to apportioning the cost of infrastructure items based on the principles of need and nexus.

2.3.1. NEED

The need for a range of infrastructure items to be funded by the DCP has been identified based on the local strategic context and supporting studies. Each item is needed in order to provide for the wellbeing, health and safety of residents and workers of the Macaulay Urban Renewal Precinct and to realise the land use vision of the Macaulay Structure Plan.

The technical studies identify infrastructure required to meet the needs of the additional resident and worker population. Existing residents and workers are serviced with infrastructure relevant to the former land use mix of the Precinct. Therefore, infrastructure costs are apportioned to the net additional development which is expected to occur within the built form controls of the Structure Plan.

2.3.2. NEXUS

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

All properties developed in the MCA will make a contribution towards DCP infrastructure items on an equitable basis if the infrastructure studies identified that the future residents of the property will make use of the item.

In order to fairly levy developers achieving varying densities while maintaining financial certainty for Council, 'equivalent unit' demand units are used for levies in this DCP based on the application of equivalence ratios.

2.3.3. LAND BUDGET

The total land area of the Macaulay Structure Plan is 76.0975 hectares. The DCP land budget shown in Table 3 identifies that the MCA has a total Net Developable Area (NDA) of 41.0208 hectares.

T3. SUMMARY OF LAND BUDGET

Land Budget	Area (HA)	% of total	% of NDA
Macaulay Structure Plan Area	76.0975		
Non-DCP Area			
Non-DCP area	18.5114	24.33%	45.13%
DCP Area	57.5861		
Transport			
Arterial Road - Existing Road Reserve	1.0498	1.38%	2.56%
Non-Arterial Road - Existing Road Reserve	8.2328	10.82%	20.07%
Sub-total Transport	9.2826	12.20%	22.63%
Community Facilities			
Sub-total Community Facilities	0.000	0.00%	0.00%
Waterways and Drainage			
Encumbered Land – Moonee Ponds Creek (uncredited)	4.1305	5.43%	10.07%
Flood Storage – Macaulay Terraces*	0.5823	0.76%	1.42%
Sub-total Service Open Space	*4.7128*	*6.19%*	*11.49%*
Local Sports Reserve (existing)**	1.5767	2.07%	3.84%
Local Network Park (existing)	0.1763	0.23%	0.43%
Sub-total Existing Open Space	*1.7530*	*2.30%*	*4.27%*
Credited Open Space			
Public Open Space (Clause 53.01)	0.8169	1.07%	1.99%
Sub-total Credited Open Space	0.8169	1.07%	1.99%
Net Developable Area	41.0208	53.91%	

Source: City of Melbourne, 2022.

*Macaulay Terraces – 0.5201 hectares of drainage land to be acquired through the DCP, and 0.0622 hectares created through road closure.

**includes North Melbourne Community Centre (0.5ha).

2.3.4. LAND USE NEXUS

Different land uses place different demands on different infrastructure types. In order to fairly apportion infrastructure costs to different land uses, two methods are applied:

- A land use nexus has been used to relate development to infrastructure usage; and
- Equivalence ratios are used to equate retail and commercial floorspace to the demand generated by dwellings.

Table 4 shows the land use nexus matrix, which identifies the types of infrastructure each land use will contribute to.

Employment land uses are not required to contribute to community facilities which are primarily required to meet the needs of residents. All land uses are required to contribute to other infrastructure categories including transport, open space and drainage.

T4. LAND USE NEXUS

Infrastructure Category	Residential	Employment
Transport	Contribution	Contribution
Open Space	Contribution	Contribution
Public Realm	Contribution	Contribution
Community Facilities	Contribution	No contribution
Drainage Land	Contribution	Contribution

Source: Urban Enterprise.

2.3.5. PROJECTED DWELLING AND FLOORSPACE YIELDS

Capacity modelling of the Structure Plan built form controls undertaken by the City of Melbourne estimates that the area could accommodate in the order of 825,000sqm of leasable floorspace.

The capacity modelling takes into account:

- The NDA of each property within the Structure Plan area (see Appendix A);
- The proposed built form controls, including the proposed Floor Area Ratios; and
- The predominant land uses applied by the tailored land use zone (Special Use Zone or equivalent) to estimate the overall development capacity by land use.

The capacity model adopts the yield of developments which have been approved since the approval of and excludes properties that were considered unlikely to develop during the DCP period.

The results of the capacity modelling are that the area could accommodate:

- 7,600 net additional dwellings;
- Approximately 170,000sqm of new commercial floorspace (GLFA); and
- Approximately 45,000sqm of new retail floorspace (GLFA).

2.3.6. DEMAND UNITS AND EQUIVALENCE RATIOS

Demand units are typically used in DCPs to apportion costs of infrastructure items across the future users of the infrastructure. Demand units are commonly expressed in dwellings, land areas (eg. hectares) or floorspace measures.

In this DCP, residential development outcomes are quantified by dwelling and population yields, while non-residential development types (retail and commercial) are quantified according to GLFA (in sqm). A metric, the 'equivalence ratio', is used to standardise all development outcomes to a common 'equivalence unit'.

These equivalence ratios are used to convert the amount of projected development for each non-residential floorspace into a common 'equivalent unit'. In this case, the equivalent unit varies by infrastructure type as follows:

- For transport items, equivalence ratios are based on the number of users of the infrastructure, being residents and workers. Residential 'users' (residents) are estimated based on an average household size of 1.98 persons. This is equated to the employment 'users' based on anticipated employment densities (24sqm per job for commercial, 20sqm per job for retail) to derive equivalent demand units.
- For open space and public realm items, the same approach is applied as for transport items, however the usage by workers is reduced to five-sevenths to account for lesser visitation of workers to open space compared with residents.
- For drainage items, equivalence is based on floorspace, with 80sqm of employment floorspace equated to 1 dwelling.

The equivalence ratio calculations and total number of demand units are shown in Table 5.

T5. DEMAND UNIT CALCULATIONS

Land Use Type	Yield	Unit of Measure		Equivalent Demand Units	Apportionment of Cost (%)
Equivalence Ratios: Transport					
Residential	7,600	Dwellings	1	7,600	61.7%
Commercial	169,628	sqm per dwelling (user equivalence)	47.52	3,570	29.0%
Retail	45,361	sqm per dwelling (user equivalence)	39.60	1,145	9.3%
Total Transport				**12,315**	**100.0%**
Equivalence Ratios: Drainage					
Residential	7,600	Dwellings	1	7,600	77.9%
Commercial	169,628	GLFA sqm per dwelling	80	2,120	20.6%
Retail	45,361	GLFA sqm per dwelling	80	567	5.5%
Total Drainage				**10,287**	**100.0%**
Equivalence Ratios: Open Space and Public Realm					
Residential	7,600	Dwellings	1	7,600	69.3%
Commercial	169,628	GLFA sqm per dwelling (5/7 user equivalence)	66.53	2,550	23.2%
Retail	45,361	GLFA sqm per dwelling (5/7 user equivalence)	55.44	818	7.5%
Total Open Space				**10,968**	**100.0%**
Equivalence Ratios: Community Facilities					
Residential	7,600	Dwellings	1	7,600	100.0%
Commercial	169,628	N/A	0	0	0.0%
Retail	45,361	N/A	0	0	0.0%
Total Community Facilities				**7,600**	**100.0%**

Source: City of Melbourne (analysed by Urban Enterprise), 2022.

3. INFRASTRUCTURE ITEMS

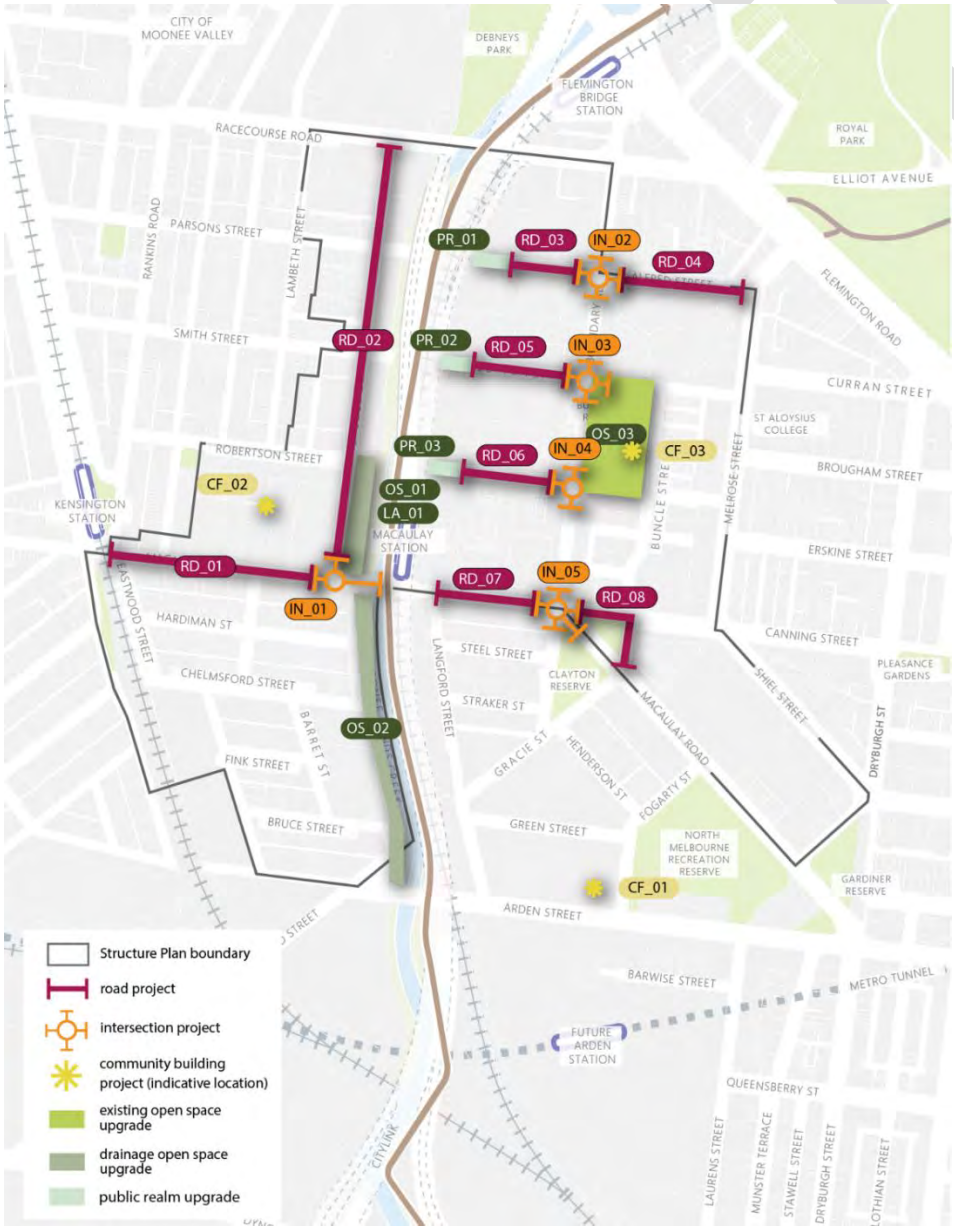
3.1. OVERVIEW OF INFRASTRUCTURE ITEMS

In total, 23 infrastructure projects are funded by the DCP, including 21 projects funded by the Development Infrastructure Levy (DIL) and 2 by the Community Infrastructure Levy (CIL).

Figure 3 shows the location of all infrastructure items. Items are categorised as Transport; Open space; Public realm; Drainage; or Community facilities.

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

F3. DCP PROJECTS



Source: Urban Enterprise.

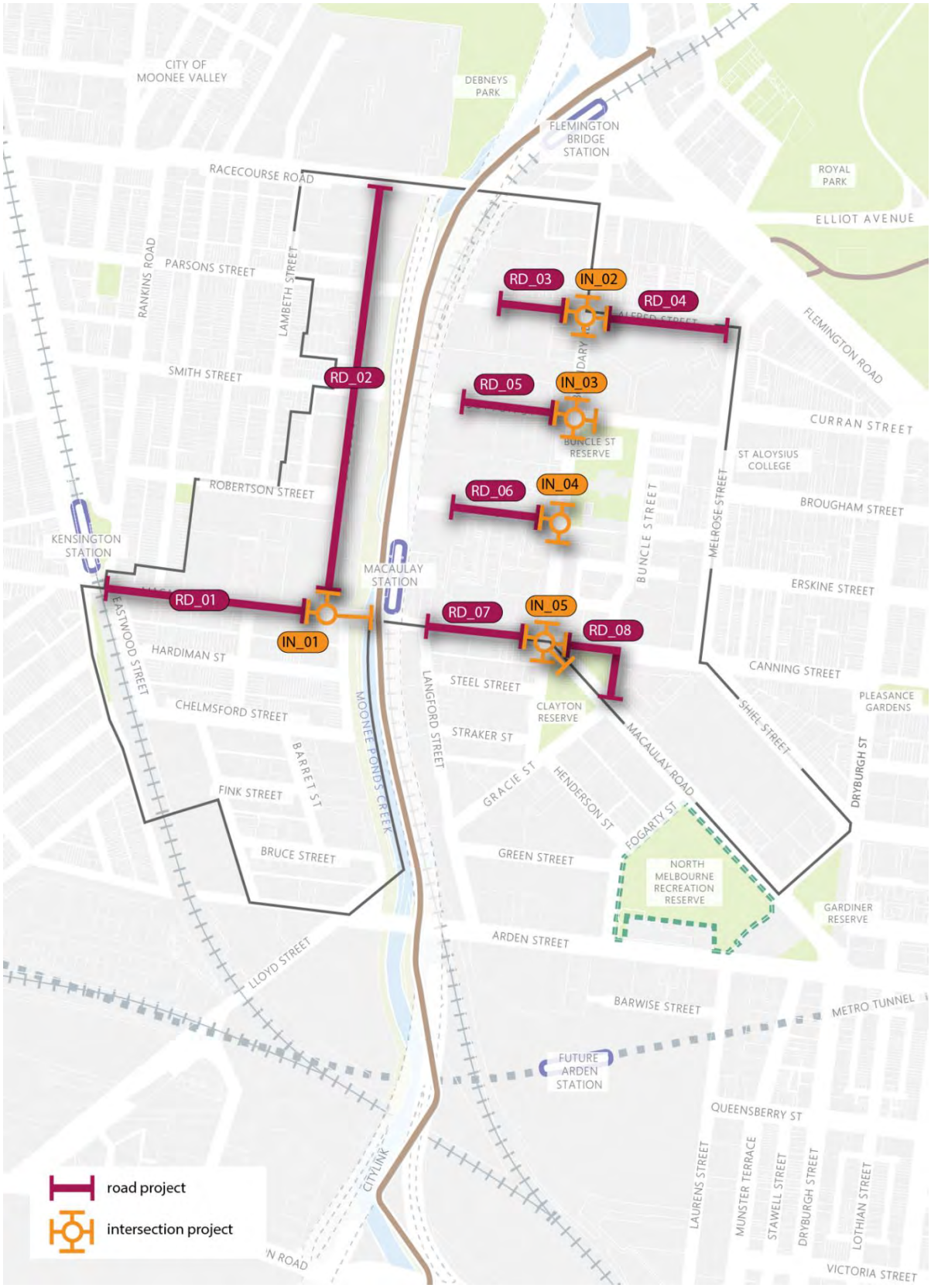
3.2. TRANSPORT

The location of each infrastructure project is shown on the map in Figure 4 with details provided in Table 6.

T6. TRANSPORT INFRASTRUCTURE LIST

Project ID	Project Title / Description	Catchment Areas Contributing	Indicative Project Timing
Road Projects			
RD_01	**Macaulay Road between Rankins Road and Stubbs Street** Construction of re-designed carriageway and street reserve in accordance with GHD designs and cross sections.	MCA	2022 - 2051
RD_02	**Stubbs Street between Macaulay Road and Racecourse Road** Construction of re-designed carriageway and street reserve in accordance with GHD designs and cross sections.	MCA	2022 - 2051
RD_03	**Alfred Street – west of Boundary Road** Construction of re-designed carriageway and street reserve in accordance with McGregor Coxall designs.	MCA	2022 - 2051
RD_04	**Alfred Street between Boundary Road and Melrose Street** Construction of re-designed carriageway and street reserve in accordance with GHD designs and cross sections.	MCA	2022 - 2051
RD_05	**Sutton Street – west of Boundary Road** Construction of re-designed carriageway and street reserve in accordance with McGregor Coxall designs.	MCA	2022 - 2051
RD_06	**Mark Street – west of Boundary Road** Construction of re-designed carriageway and street reserve in accordance with McGregor Coxall designs.	MCA	2022 - 2051
RD_07	**Macaulay Road between Langford Street and Boundary Road** Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the Arden Structure Plan.	MCA and Arden DCP	2022 - 2051
RD_08	**Canning Street and Vaughan Terrace** Construction of re-designed carriageway and street reserve in accordance with GHD designs and cross sections.	MCA	2022 - 2051
Intersection Projects			
IN_01	**Macaulay Road / Stubbs Street / Bent Street intersection** Construction of redesigned intersection to accommodate new street designs.	MCA	2022 - 2051
IN_02	**Boundary Road / Alfred Street intersection** Construction of redesigned intersection to accommodate new street designs.	MCA	2022 - 2051
IN_03	**Boundary Road / Sutton Street intersection** Construction of redesigned intersection to accommodate new street designs.	MCA	2022 - 2051
IN_04	**Boundary Road / Mark Street intersection** Construction of redesigned intersection to accommodate new street designs.	MCA	2022 - 2051
IN_05	**Boundary Road / Macaulay Road intersection** Construction of redesigned intersection to accommodate new street designs.	MCA and Arden DCP	2022 - 2051

F4. TRANSPORT INFRASTRUCTURE LOCATION



Source: Urban Enterprise.

3.3. OPEN SPACE, PUBLIC REALM AND DRAINAGE

The location of each infrastructure project is shown on the map in Figure 5 with details provided in Table 7.

T7. OPEN SPACE, PUBLIC REALM AND DRAINAGE INFRASTRUCTURE LIST

Project ID	Project Title / Description	Catchment Areas Contributing	Indicative Project Timing
Open Space Projects			
OS_01	**Macaulay Terraces** Construction of local open space reserve, including landscape works, footpaths, street furniture, lighting, tree planting and drainage treatments.	MCA	2022 - 2051
OS_02	**Moonee Ponds Creek – Bent Street Access** Construction of linear open space reserve, including landscape works, footpaths, street furniture, lighting, tree planting and drainage treatments.	MCA	2022 - 2051
OS_03	**Buncle Street Reserve** Expansion of existing open space north into road reserve and upgrade to open space including sporting surfaces, playground, landscape works, tree planting and drainage treatments.	MCA	2022 - 2051
Public Realm Projects			
PR_01	**Alfred Street** Street closure and upgrade to public realm including footpaths, bike paths, landscape works, street furniture, tree planting and drainage.	MCA	2022 - 2051
PR_02	**Sutton Street** Street closure and upgrade to public realm including footpaths, bike paths, landscape works, street furniture, tree planting and drainage.	MCA	2022 - 2051
PR_03	**Mark Street** Street closure and upgrade to public realm including footpaths, bike paths, landscape works, street furniture, tree planting and drainage.	MCA	2022 - 2051
Drainage Land Projects			
LA_01	**Macaulay Terraces (land)** Land to be acquired for drainage land at Macaulay Terraces (0.5201 hectares)	MCA	2022 - 2051

F5. OPEN SPACE, PUBLIC REALM AND DRAINAGE INFRASTRUCTURE LOCATIONS

Source: Urban Enterprise.

3.4. COMMUNITY FACILITIES

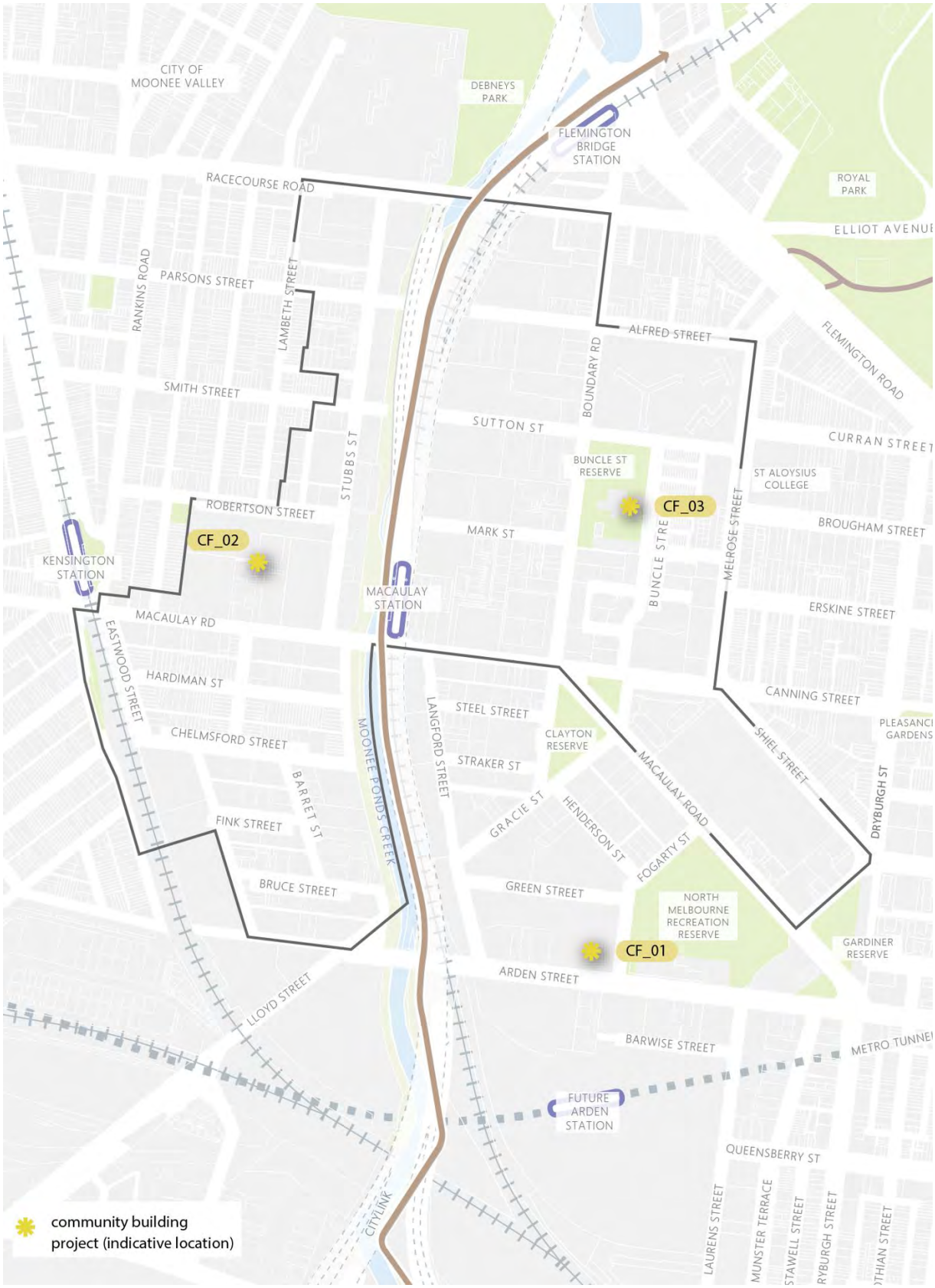
The indicative location of each community facility project is shown on the map in Figure 6 with details provided in Table 8. CF_01 and CF_03 are to be funded via the CIL.

T8. COMMUNITY FACILITIES INFRASTRUCTURE LIST

Project ID	Project Title / Description	Catchment Areas Contributing	Indicative Project Timing
Community Facility Projects			
CF_01*	**Arden North and Macaulay Learning and Cultural Hub** Construction of library and cultural centre, including flexible study area, collection areas, community learning arts & cultural spaces, community meeting spaces and other ancillary spaces.	MCA and Arden DCP	2022 - 2051
CF_02	**Macaulay West Community Hub** Construction of community facility, including two kindergarten rooms, three MCH rooms, community meeting rooms and other ancillary spaces.	MCA	2022 - 2051
CF_03*	**Macaulay East Community Centre** Construction of community facility, including refurbishment of existing community space and addition of two kindergarten rooms, two halls (large and small), community meeting rooms, consulting rooms and other ancillary spaces.	MCA	2022 – 2051

* CF_01 and CF_03 are to be funded via the CIL.

F6. COMMUNITY FACILITIES INFRASTRUCTURE LOCATION



Source: Urban Enterprise.

3.5. OTHER FUNDING MECHANISMS

3.5.1. PUBLIC OPEN SPACE CONTRIBUTIONS

The Melbourne Planning Scheme (in Clause 53.01) and Council's Open Space Strategy Contributions Framework provides that all subdivisions of land zoned for residential, industrial or commercial purposes in Macaulay must make a contribution for public open space at a rate of 7.06%. This DCP does not include any unencumbered public open space land items - all land for unencumbered public open space is to be provided through Clause 53.01.

Clause 53.01 will be used to collect cash to fund the upgrade of public open spaces within the Structure Plan and DCP area. This does not include higher order open spaces and active recreation reserves. The DCP funds these higher order open spaces.

The Macaulay Structure Plan provides more guidance on how Clause 53.01 open space funds will be spent in the Precinct to deliver the open space network beyond the projects identified in this DCP.

3.5.2. MELBOURNE WATER URBAN RENEWAL COST RECOVERY SCHEME

An Urban Renewal Cost Recovery Scheme (URCRS) is under preparation by Melbourne Water and will apply to both the Macaulay and Arden precincts. Melbourne Water is currently engaging with the development and planning industry on the details of the URCRS and expect that a final contribution rate will be determined in 2022.

The URCRS will collect financial contributions from developers as development occurs. The funds will be used to build the major drainage infrastructure required, such as storages, levees, large pipes and pump stations across Arden and Macaulay which will enable the precincts to accommodate the intensity and mix of urban development proposed in the precincts.

In Macaulay, the following major drainage works are proposed:

- New flood storage at Stubbs Street;
- Pump station capacity upgrades;
- New gravity and pressure pipes; and
- Raised and new levees alongside Moonee Ponds Creek.

The Macaulay DCP will operate in conjunction with the URCRS. The Macaulay DCP levies funds to acquire land within the Macaulay Precinct needed for drainage (flood storage) purposes, whereas the URCRS levies funds to construct major drainage works. This delineation is consistent with the approach applied in the exhibited Arden Precinct DCP.

3.5.3. ARDEN PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

Three infrastructure items are apportioned between the Arden and Macaulay precincts, as shown in Table 9.

T9. SHARED INFRASTRUCTURE ITEMS

DCP No	Description	Apportionment to Macaulay DCP	Apportionment to Arden DCP
RD_07	Macaulay Road between Langford Street and Boundary Road	50%	50%
IN_05	Boundary Road and Macaulay Road	50%	50%
CF_01	Arden North and Macaulay Learning and Cultural Hub	20%	15%

Source: Urban Enterprise, 2022

3.6. DEVELOPER WORKS

The following items are not included in the DCP. They must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies in implementing the Macaulay ordinance package:

- Internal streets and associated traffic management measures, except where specified as DCP projects;
- Intersections connecting the development to the existing and planned road network, except where specified as DCP projects;
- Water, sewerage, underground power, gas, and telecommunications services, except where specified as DCP projects;
- Stormwater drainage and water quality works, except where specified as DCP projects;
- Local pathways and connections to the regional and/or district pathway network, except where specified as DCP projects;
- Basic levelling, seeding, water tapping and landscaping of local parks, except where specified as DCP projects;
- Local park masterplans and any agreed associated works required by the ordinance package, except where specified as DCP projects;
- Land for linear open space identified in the Macaulay Structure Plan (development setbacks);
- Responsible authority's plan checking and supervision costs; and
- Bus stops.

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

They may be further addressed and defined by an agreement under Section 173 of the Act and/or conditions in planning permits.

4. CALCULATION OF LEVIES

4.1. INTRODUCTION

The method and results of levy calculation is described in this section.

4.2. PROJECT COSTS

Each item in the DCP has a cost specified for either capital works or land. These costs are listed in Table 9. The costs are expressed in 2021/22 values (July 2021) and will be indexed annually in accordance with the method specified in this DCP.

Project construction cost sheets have been prepared by consultants based on findings of technical reports listed in Table 2. These detailed costs and designs are found in Appendix B.

4.3. COST APPORTIONMENT METHOD

One MCA is identified for Macaulay based on the predominant development outcomes, being:

- Residential dwellings; and
- Employment gross leasable floorspace (sqm).

This DCP apportions costs to all new development within the MCA based upon the likelihood that an item will be used by residents and workers within and external to the MCA. Costs are shared in accordance with the projected development outcomes and an estimated shared of use of each infrastructure project, based on equivalence ratios.

In selecting items to be included in the DCP, consideration has been given to items that are, or will be, wholly funded through other contributions mechanisms, such as Clause 53.01 of the Melbourne Planning Scheme, local developer works and the URCRS.

For each item in the DCP, the cost attributable to the MCA has been specified in Table 9. The proportion of costs attributable to external use is subtracted from the total project cost of an infrastructure item to give the cost attributable to the MCA for each infrastructure item.

4.4. CALCULATION OF LEVIES

The cost attributable to the MCA for each infrastructure item apported to each land use type based on the apportionment of cost results from the equivalence ratio and demand unit calculations in Table 5. The cost is then divided by the base unit yield for each land use to determine a levy value in base units (i.e. dwellings or GLFA).

The levy amounts for each item are then aggregated to form an overall levy for each land use in the MCA.

Table 10 provides details of the levy calculations for each infrastructure item. The levy amounts apply to any development type in the MCA.

T10. INFRASTRUCTURE LEVY CALCULATION BY INFRASTRUCTURE ITEM

Project ID	Project Title	Land Cost	Construction Cost	Total Cost	Apportionment to MCA (%)	Total Cost Attributable to MCA	Demand Units	Levy per demand unit	Cost Attributable to Residential	Cost per dwelling Residential	Cost Attributable to Commercial	Cost per sqm GLFA Commercial	Cost Attributable to Retail	Cost per sqm GLFA Retail
Transport Projects									**62%**	**7,600**	**29%**	**169,628**	**9%**	**45,361**
RD_01	Macaulay Road between Rankins Road and Stubbs Street	$0.00	$4,726,000.00	$4,726,000.00	100%	$4,726,000.00	12,315	$383.75	$2,916,567.98	$383.75	$1,369,846.13	$8.08	$439,585.89	$9.69
RD_02	Stubbs Street between Macaulay Road and Racecourse Road	$0.00	$10,315,000.00	$10,315,000.00	100%	$10,315,000.00	12,315	$837.58	$6,365,721.27	$837.58	$2,989,835.56	$17.63	$959,443.17	$21.15
RD_03	Alfred Street	$0.00	$3,498,603.00	$3,498,603.00	100%	$3,498,603.00	12,315	$284.09	$2,159,101.46	$284.09	$1,014,081.21	$5.98	$325,420.33	$7.17
RD_04	Alfred Street between Boundary Road and Melrose Street	$0.00	$4,396,000.00	$4,396,000.00	100%	$4,396,000.00	12,315	$356.96	$2,712,914.27	$356.96	$1,274,194.58	$7.51	$408,891.15	$9.01
RD_05	Sutton Street	$0.00	$5,242,687.00	$5,242,687.00	100%	$5,242,687.00	12,315	$425.71	$3,235,432.30	$425.71	$1,519,609.50	$8.96	$487,645.20	$10.75
RD_06	Mark Street	$0.00	$4,488,075.00	$4,488,075.00	100%	$4,488,075.00	12,315	$364.43	$2,769,736.74	$364.43	$1,300,882.81	$7.67	$417,455.44	$9.20
RD_07	Macaulay Road between Langford Street and Boundary Road	$0.00	$3,969,000.00	$3,969,000.00	50%	$1,984,500.00	12,315	$161.14	$1,224,699.36	$161.14	$575,213.64	$3.39	$184,587.01	$4.07
RD_08	Canning Street and Vaughan Terrace	$0.00	$3,766,000.00	$3,766,000.00	100%	$3,766,000.00	12,315	$305.80	$2,324,120.82	$305.80	$1,091,587.08	$6.44	$350,292.10	$7.72
IN_01	Macaulay Road and Stubbs Street and Bent Street	$0.00	$2,240,000.00	$2,240,000.00	100%	$2,240,000.00	12,315	$181.89	$1,382,376.70	$181.89	$649,271.13	$3.83	$208,352.18	$4.59
IN_02	Boundary Road and Alfred Street	$0.00	$2,446,000.00	$2,446,000.00	100%	$2,446,000.00	12,315	$198.62	$1,509,505.98	$198.62	$708,980.88	$4.18	$227,513.14	$5.02
IN_03	Boundary Road and Sutton Street	$0.00	$2,289,000.00	$2,289,000.00	100%	$2,289,000.00	12,315	$185.87	$1,412,616.19	$185.87	$663,473.93	$3.91	$212,909.88	$4.69
IN_04	Boundary Road and Mark Street	$0.00	$1,658,000.00	$1,658,000.00	100%	$1,658,000.00	12,315	$134.63	$1,023,205.61	$134.63	$480,576.57	$2.83	$154,217.82	$3.40
IN_05	Boundary Road / Macaulay Road	$0.00	$2,526,000.00	$2,526,000.00	50%	$1,263,000.00	12,315	$102.56	$779,438.29	$102.56	$366,084.57	$2.16	$117,477.14	$2.59
Sub-total Transport		**$0.00**	**$51,560,365.00**	**$51,560,365.00**		**$51,560,365.00**		**$3,923.02**	**$20,533,147.72**	**$3,923.02**	**$9,643,955.91**	**$82.56**	**$4,493,790.43**	**$99.07**
Open Space Projects									**69%**	**7,600**	**23%**	**202,632**	**7%**	**53,612**
OS_01	Macaulay Terraces	$0.00	$12,918,789.00	$12,918,789.00	100%	$12,918,789.00	10,968	$1,177.86	$8,951,853.76	$1,177.86	$3,003,202.57	$17.70	$963,732.67	$21.25
OS_02	Moonee Ponds Creek - Bent Street Access	$0.00	$16,241,232.00	$16,241,232.00	100%	$16,241,232.00	10,968	$1,480.78	$11,254,083.78	$1,480.78	$3,775,563.62	$22.26	$1,211,584.60	$26.71
OS_03	Buncle Street Reserve	$0.00	$7,691,306.00	$7,691,306.00	100%	$7,691,306.00	10,968	$701.25	$5,329,558.87	$701.25	$1,787,981.05	$10.54	$573,766.07	$12.65
Sub-total Open Space		**$0.00**	**$36,851,327.00**	**$36,851,327.00**		**$36,851,327.00**		**$3,359.88**	**$25,535,496.41**	**$3,359.88**	**$8,566,747.25**	**$50.50**	**$2,749,083.34**	**$60.60**
Public Realm Projects									**69%**	**7,600**	**23%**	**202,632**	**7%**	**53,612**
PR_01	Alfred Street	$0.00	$3,016,298.00	$3,016,298.00	100%	$3,016,298.00	10,968	$275.01	$2,090,092.08	$275.01	$701,192.19	$4.13	$225,013.73	$4.96
PR_02	Sutton Street	$0.00	$3,499,668.00	$3,499,668.00	100%	$3,499,668.00	10,968	$319.08	$2,425,035.05	$319.08	$813,560.15	$4.80	$261,072.80	$5.76
PR_03	Mark Street	$0.00	$3,039,866.00	$3,039,866.00	100%	$3,039,866.00	10,968	$277.16	$2,106,423.12	$277.16	$706,670.99	$4.17	$226,771.89	$5.00
Sub-total Public Realm			**$9,555,832.00**	**$9,555,832.00**		**$9,555,832.00**		**$871.24**	**$6,621,550.26**	**$871.24**	**$2,221,423.33**	**$13.10**	**$712,858.42**	**$15.72**

Project ID	Project Title	Land Cost	Construction Cost	Total Cost	Apportionment to MCA (%)	Total Cost Attributable to MCA	Demand Units	Levy per demand unit	Cost Attributable to Residential	Cost per dwelling Residential	Cost Attributable to Commercial	Cost per sqm GLFA Commercial	Cost Attributable to Retail	Cost per sqm GLFA Retail
Drainage Land Projects									**74%**	**7,600**	**21%**	**202,632**	**6%**	**53,612**
LA_01	Land to be acquired for drainage land at Macaulay Terraces (0.5201 hectares)	$16,903,250.00	$0.00	$16,903,250.00	100%	$16,903,250.00	10,287	$1,643.09	$12,487,672.47	$1,643.09	$3,483,915.63	$20.54	$931,661.90	$20.54
Sub-total Drainage Land		**$16,903,250.00**	**$0.00**	**$16,903,250.00**		**$16,903,250.00**		**$1,643.09**	**$12,487,672.47**	**$1,643.09**	**$3,483,915.63**	**$20.54**	**$931,661.90**	**$20.54**
Community Facility Projects									**100%**	**7,600**	**0%**	**202,632**	**0%**	**53,612**
CF_02	Macaulay West Community Hub	$0.00	$7,902,000.00	$7,902,000.00	100%	$7,902,000.00	7,600	$1,039.72	$7,902,000.00	$1,039.72	$0.00	$0.00	$0.00	$0.00
Sub-total Community Facilities		**$0.00**	**$7,902,000.00**	**$7,902,000.00**		**$7,902,000.00**		**$1,039.72**	**$7,902,000.00**	**$1,039.72**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Total DIL		**$16,903,250.00**	**$105,869,524.00**	**$122,772,774.00**		**$119,525,274.00**		**$10,836.96**	**$73,079,866.85**	**$10,836.96**	**$23,916,042.11**	**$166.69**	**$8,887,394.09**	**$195.92**
Community Infrastructure Projects									**100%**	**7,600**	**0%**	**202,632**	**0%**	**53,612**
CF_01	Arden North and Macaulay Learning and Cultural Hub	$0.00	$13,190,000.00	$13,190,000.00	20%	$2,638,000.00	7,600	$347.10	$2,638,000.00	$347.10	$0.00	$0.00	$0.00	$0.00
CF_03	Macaulay East Community Hub	$0.00	$27,213,441.00	$27,213,441.00	50%	$13,606,720.50	7,600	$1,790.33	$13,606,720.50	$1,790.33	$0.00	$0.00	$0.00	$0.00
Total CIL		**$0.00**	**$40,403,441.00**	**$40,403,441.00**		**$16,244,720.50**		**$2,137.43**	**$12,638,000.00**	**$2,137.43**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Source: Urban Enterprise, 2022

4.5. SUMMARY OF COSTS AND LEVIES

Table 11 provides a summary of total costs of infrastructure funded through this DCP.

T11. SUMMARY OF COSTS

Summary - Total Costs by Land and Construction	
Project Type	**Total Cost**
Land	$16,903,250
Construction	$118,866,745
Total	**$135,769,995**
Summary - Total Costs by Infrastructure Type	
Infrastructure Type	**Total Cost**
Transport	$48,312,865
Open Space	$36,851,327
Public Realm	$9,555,832
Drainage Land	$16,903,250
Community Facilities	$24,146,721
Total	**$135,769,995**
Summary - Total Costs by Infrastructure Category	
Infrastructure Category	**Total Cost**
Total Development Infrastructure Levy (DIL)	$119,525,274
Total Community Infrastructure Levy (CIL)	$16,244,721
Total	**$135,769,995**

Source: Urban Enterprise, 2022

Table 12 provides a summary of levies payable for each development type.

T12. SUMMARY OF LEVIES

Summary - DIL by Development Type		
Development Type	**Rate**	**Unit**
Residential	$10,836.96	per dwelling
Commercial	$166.69	per sqm of GLFA
Retail	$195.92	per sqm of GLFA
Summary – CIL by Development Type		
Development Type	**Rate**	**Unit**
Residential	$1,225.00 (capped)	per dwelling

Source: Urban Enterprise, 2022

5. ADMINISTRATION AND IMPLEMENTATION

5.1. INDEXATION OF LEVIES

Land values and construction costs listed in this DCP are in July 2021 dollars. These will be indexed annually by the collecting agency according to the following method:

The development contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following methods:
  - The capital costs of each transport infrastructure item must be adjusted by reference to the Australian Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria, or similar index if not available.
  - The capital costs of all other infrastructure items must be adjusted by reference to the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria, 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.

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 ($1,225 per dwelling for the 2021-22 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.

5.2. VALUATION OF LAND

Areas of land required to be provided through the DCP were based on information drawn from the outputs of the Arden Macaulay Precinct Flood Management Strategy, August 2021 (Engeny). A description of the area of land was provided to Westlink Consulting, a registered valuer, to assess the land value for each property that is contributing public land required by the DCP.

These land values were then used to determine the value for each land component of all projects included in this DCP.

Any future valuation of land should follow this same methodology.

5.3. COLLECTING AGENCY

The City of Melbourne is the collecting agency pursuant to section 46K of the *Planning and Environment Act* (1987).

5.4. DEVELOPMENT AGENCY

The City of Melbourne is the development agency for all infrastructure items pursuant to section 46K of the *Planning and Environment Act* (1987), except for drainage land, where Melbourne Water is the development agency. Melbourne Water will secure this land for the delivery of URCRS infrastructure and be reimbursed by this DCP once sufficient funds have been collected.

5.5. COLLECTION OF LEVIES

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

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

SUBDIVISION OF LAND

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

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

DEVELOPMENT OF LAND REQUIRING A PERMIT

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

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

DEVELOPMENT NOT REQUIRING A PERMIT

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

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

5.6. ADMINISTRATIVE PROCEDURES

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

- The relevance of projects listed in the DCP;
- The level of contributions collected;
- The construction costs of infrastructure projects;

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

A formal review of this DCP will be required every five years during the lifespan of the DCP.

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

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

5.7. PROVISION OF LAND AND WORKS IN-KIND

Payment of development contributions is to be made in cash (i.e. a financial contribution). Alternatively, infrastructure works and land may be provided by developers with a credit provided against their development contribution, subject to the agreement of the collecting agency.

The collecting agency may enter into Section 173 Agreements with landowners to formalise details of infrastructure items to be provided in-kind. All development infrastructure (including land) can be provided in-kind under this agreement.

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:

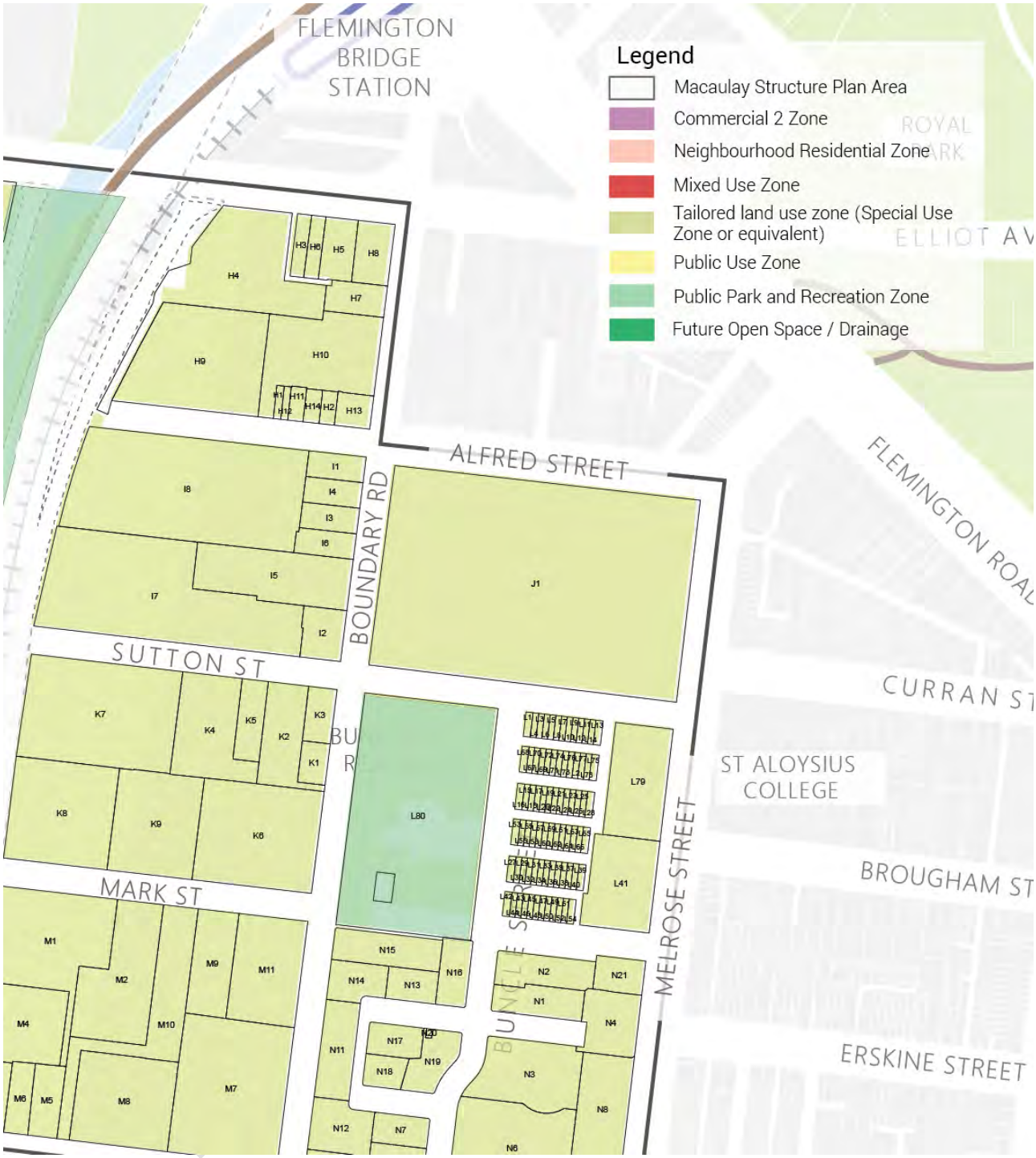
- Only works or land identified in the DCP can be provided in lieu of cash.
- Works must be provided to a standard that generally accords with the DCP unless agreed between the collecting agency and the developer.
- Detailed design must be approved by the collecting agency and generally accord with the standards outlined in the DCP unless agreed by the collecting agency and the developer.
- The construction of works must be completed to the satisfaction of the collecting agency.
- The impact on the DCP must be cost and revenue neutral.

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

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

APPENDICES

APPENDIX A PROPERTY SPECIFIC LAND BUDGET


FLEMINGTON BRIDGE STATION
Legend
Macaulay Structure Plan Area
Commercial 2 Zone
Neighbourhood Residential Zone
Mixed Use Zone
Tailored land use zone (Special Use Zone or equivalent)
Public Use Zone
Public Park and Recreation Zone
Future Open Space / Drainage
ALFRED STREET
BOUNDARY RD
SUTTON ST
MARK ST
MELROSE STREET
FLEMINGTON ROAD
CURRAN ST
ST ALOYSIUS COLLEGE
BROUGHAM ST
ERSKINE STREET
ELLIOT AV
H1
H2
H3
H4
H5
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N20
N21


K8
K9
K6
MARK ST
L80
L41
BROUGHAM ST
MELROSE STREET
M1
M2
M9
M11
M4
M10
M6
M5
M8
M7
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N16
N14
N13
N2
N21
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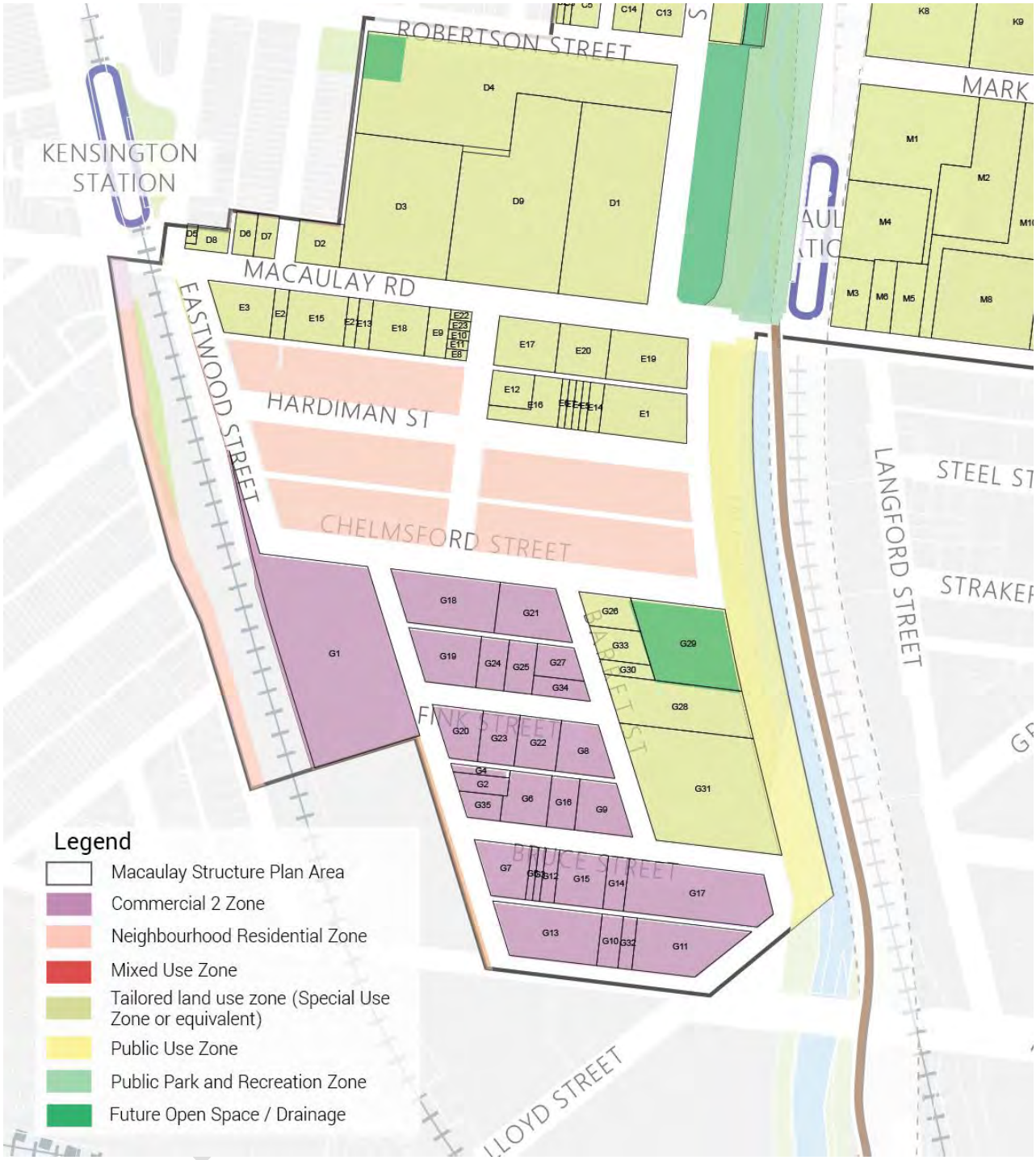
N4
N11
N17
N18
N19
N3
N8
N12
N7
N9
N10
N6
N5
ERSKINE STREET
CANNING STREET
STEEL STREET
LANGFORD STREET
CLAYTON RESERVE
STRAKER ST
GRACIE ST
HENDERSON ST
MACAULAY ROAD
SHIEL STREET
DRYBURGH ST
P4
P3
P7
P6
P8
P9
P10
P2
P5
P1
FOGARTY ST
NORTH MELBOURNE RECREATION RESERVE
GARDINER RESERVE
Legend
Macaulay Structure Plan Area
Commercial 2 Zone
Neighbourhood Residential Zone
Mixed Use Zone
Tailored land use zone (Special Use Zone or equivalent)
Public Use Zone
Public Park and Recreation Zone
Future Open Space / Drainage


ROBERTSON STREET
KENSINGTON STATION
MACAULAY RD
EASTWOOD STREET
HARDIMAN ST
CHELMSFORD STREET
LANGFORD STREET
STEEL ST
STRAKER
FINK STREET
BRUCE STREET
LLOYD STREET
Legend
Macaulay Structure Plan Area
Commercial 2 Zone
Neighbourhood Residential Zone
Mixed Use Zone
Tailored land use zone (Special Use Zone or equivalent)
Public Use Zone
Public Park and Recreation Zone
Future Open Space / Drainage

T13. PROPERTY-SPECIFIC LAND BUDGET

Map ID	Address	Total Area	NON-DCP LAND	TRANSPORT			WATERWAYS AND DRAINAGE		EXISTING OPEN SPACE		CREDITED OPEN SPACE	NDA (ha)	POS Contribution Rate (%)	POS of NDA (%)
			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
	DCP Properties													
A1	75-103 Parsons Street KENSINGTON VIC 3031	0.2283	-	-	-	-	-	-	-	-	-	0.2283	0.00%	0.00%
A10	67-71 Parsons Street KENSINGTON VIC 3031	0.0450	-	-	-	-	-	-	-	-	-	0.0450	0.00%	0.00%
A3	135-157 Racecourse Road KENSINGTON VIC 3031	0.4108	-	-	-	-	-	-	-	-	-	0.4108	0.00%	0.00%
A4	191-199 Racecourse Road KENSINGTON VIC 3031	0.2032	-	-	-	-	-	-	-	-	-	0.2032	0.00%	0.00%
A5	20-26 Stubbs Street KENSINGTON VIC 3031	0.4084	-	-	-	-	-	-	-	-	-	0.4084	0.00%	0.00%
A6	61-65 Parsons Street KENSINGTON VIC 3031	0.0519	-	-	-	-	-	-	-	-	-	0.0519	0.00%	0.00%
A7	73 Parsons Street KENSINGTON VIC 3031	0.0193	-	-	-	-	-	-	-	-	-	0.0193	0.00%	0.00%
A8	159-189 Racecourse Road KENSINGTON VIC 3031	0.401	-	-	-	-	-	-	-	-	-	0.401	0.00%	0.00%
A9	8-12 Stubbs Street KENSINGTON VIC 3031	0.2067	-	-	-	-	-	-	-	-	-	0.2067	0.00%	0.00%
B1	10 Scarborough Place KENSINGTON VIC 3031	0.0332	-	-	-	-	-	-	-	-	-	0.0332	0.00%	0.00%
B10	14 Scarborough Place KENSINGTON VIC 3031	0.0333	-	-	-	-	-	-	-	-	-	0.0333	0.00%	0.00%
B2	16-18 Scarborough Place KENSINGTON VIC 3031	0.0334	-	-	-	-	-	-	-	-	-	0.0334	0.00%	0.00%
B3	25-77 Stubbs Street KENSINGTON VIC 3031	0.4625	-	-	-	-	-	-	-	-	-	0.4625	0.00%	0.00%
B4	50-62 Stubbs Street KENSINGTON VIC 3031	0.3611	-	-	-	-	-	-	-	-	-	0.3611	0.00%	0.00%
B5	40-48 Stubbs Street KENSINGTON VIC 3031	0.2293	-	-	-	-	-	-	-	-	-	0.2293	0.00%	0.00%
B6	64-68 Stubbs Street KENSINGTON VIC 3031	0.0824	-	-	-	-	-	-	-	-	-	0.0824	0.00%	0.00%
B7	74-80 Stubbs Street KENSINGTON VIC 3031	0.0565	-	-	-	-	-	-	-	-	-	0.0565	0.00%	0.00%
B8	72 Stubbs Street KENSINGTON VIC 3031	0.0192	-	-	-	-	-	-	-	-	-	0.0192	0.00%	0.00%
B9	12 Scarborough Place KENSINGTON VIC 3031	0.0332	-	-	-	-	-	-	-	-	-	0.0332	0.00%	0.00%
C1	86-96 Stubbs Street KENSINGTON VIC 3031	0.3974	-	-	-	-	-	-	-	-	-	0.3974	0.00%	0.00%
C10	14 Thompson Street KENSINGTON VIC 3031	0.0142	-	-	-	-	-	-	-	-	-	0.0142	0.00%	0.00%
C11	6-12 Thompson Street KENSINGTON VIC 3031	0.0782	-	-	-	-	-	-	-	-	-	0.0782	0.00%	0.00%

Map ID	Address	Total Area	NON-DCP LAND	TRANSPORT			WATERWAYS AND DRAINAGE		EXISTING OPEN SPACE		CREDITED OPEN SPACE	NDA (ha)	POS Contribution Rate (%)	POS of NDA (%)
			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
C12	2-4 Thompson Street KENSINGTON VIC 3031	0.0289	-	-	-	-	-	-	-	-	-	0.0289	0.00%	0.00%
C13	106-116 Stubbs Street KENSINGTON VIC 3031	0.0934	-	-	-	-	-	-	-	-	-	0.0934	0.00%	0.00%
C14	57-59 Robertson Street KENSINGTON VIC 3031	0.0604	-	-	-	-	-	-	-	-	-	0.0604	0.00%	0.00%
C2	51A Robertson Street KENSINGTON VIC 3031	0.0157	-	-	-	-	-	-	-	-	-	0.0157	0.00%	0.00%
C3	51B Robertson Street KENSINGTON VIC 3031	0.0153	-	-	-	-	-	-	-	-	-	0.0153	0.00%	0.00%
C4	22 Thompson Street KENSINGTON VIC 3031	0.0209	-	-	-	-	-	-	-	-	-	0.0209	0.00%	0.00%
C5	53-55 Robertson Street KENSINGTON VIC 3031	0.0619	-	-	-	-	-	-	-	-	-	0.0619	0.00%	0.00%
C6	80 Smith Street KENSINGTON VIC 3031	0.0303	-	-	-	-	-	-	-	-	-	0.0303	0.00%	0.00%
C7	76-78 Smith Street KENSINGTON VIC 3031	0.0617	-	-	-	-	-	-	-	-	-	0.0617	0.00%	0.00%
C8	70-74 Smith Street KENSINGTON VIC 3031	0.0614	-	-	-	-	-	-	-	-	-	0.0614	0.00%	0.00%
C9	16-20 Thompson Street KENSINGTON VIC 3031	0.0435	-	-	-	-	-	-	-	-	-	0.0435	0.00%	0.00%
D1	346-350 Macaulay Road KENSINGTON VIC 3031	0.8803	-	-	-	-	-	-	-	-	-	0.8803	0.00%	0.00%
D2	434-444 Macaulay Road KENSINGTON VIC 3031	0.0973	-	-	-	-	-	-	-	-	-	0.0973	0.00%	0.00%
D3	402-432 Macaulay Road KENSINGTON VIC 3031	0.7417	-	-	-	-	-	-	-	-	-	0.7417	0.00%	0.00%
D4	18-76 Robertson Street KENSINGTON VIC 3031	1.1834	-	-	-	-	-	-	-	-	0.0838	1.0996	7.06%	7.62%
D5	169-173 Rankins Road KENSINGTON VIC 3031	0.0103	-	-	-	-	-	-	-	-	-	0.0103	0.00%	0.00%
D6	456 Macaulay Road KENSINGTON VIC 3031	0.0468	-	-	-	-	-	-	-	-	-	0.0468	0.00%	0.00%
D7	454 Macaulay Road KENSINGTON VIC 3031	0.0463	-	-	-	-	-	-	-	-	-	0.0463	0.00%	0.00%
D8	458-470 Macaulay Road KENSINGTON VIC 3031	0.0439	-	-	-	-	-	-	-	-	-	0.0439	0.00%	0.00%
D9	Cityside Industrial Estate 352-400 Macaulay Road KENSINGTON VIC 3031	0.9591	-	-	-	-	-	-	-	-	-	0.9591	0.00%	0.00%
E1	16-28 Bent Street KENSINGTON VIC 3031	0.2136	-	-	-	-	-	-	-	-	-	0.2136	0.00%	0.00%
E10	47 Albermarle Street KENSINGTON VIC 3031	0.0104	-	-	-	-	-	-	-	-	-	0.0104	0.00%	0.00%
E11	45 Albermarle Street KENSINGTON VIC 3031	0.0104	-	-	-	-	-	-	-	-	-	0.0104	0.00%	0.00%
E12	28-32 Albermarle Street KENSINGTON VIC 3031	0.0746	-	-	-	-	-	-	-	-	-	0.0746	0.00%	0.00%

Map ID	Address	Total Area	NON-DCP LAND	TRANSPORT			WATERWAYS AND DRAINAGE		EXISTING OPEN SPACE		CREDITED OPEN SPACE	NDA (ha)	POS Contribution Rate (%)	POS of NDA (%)
			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
E13	429-431 Macaulay Road KENSINGTON VIC 3031	0.0353	-	-	-	-	-	-	-	-	-	0.0353	0.00%	0.00%
E14	69 Hardiman Street KENSINGTON VIC 3031	0.0346	-	-	-	-	-	-	-	-	-	0.0346	0.00%	0.00%
E15	435-451 Macaulay Road KENSINGTON VIC 3031	0.1503	-	-	-	-	-	-	-	-	-	0.1503	0.00%	0.00%
E16	51-61 Hardiman Street KENSINGTON VIC 3031	0.1008	-	-	-	-	-	-	-	-	-	0.1008	0.00%	0.00%
E17	383-399 Macaulay Road KENSINGTON VIC 3031	0.1548	-	-	-	-	-	-	-	-	-	0.1548	0.00%	0.00%
E18	413-427 MacAulay Road KENSINGTON VIC 3031	0.1410	-	-	-	-	-	-	-	-	-	0.1410	0.00%	0.00%
E19	347-367 Macaulay Road KENSINGTON VIC 3031	0.2013	-	-	-	-	-	-	-	-	-	0.2013	0.00%	0.00%
E2	453-455 Macaulay Road KENSINGTON VIC 3031	0.0356	-	-	-	-	-	-	-	-	-	0.0356	0.00%	0.00%
E20	369-381 Macaulay Road KENSINGTON VIC 3031	0.1291	-	-	-	-	-	-	-	-	-	0.1291	0.00%	0.00%
E21	433 Macaulay Road KENSINGTON VIC 3031	0.0282	-	-	-	-	-	-	-	-	-	0.0282	0.00%	0.00%
E22	51 Albermarle Street KENSINGTON VIC 3031	0.0106	-	-	-	-	-	-	-	-	-	0.0106	0.00%	0.00%
E23	49 Albermarle Street KENSINGTON VIC 3031	0.0106	-	-	-	-	-	-	-	-	-	0.0106	0.00%	0.00%
E3	457-469 Macaulay Road KENSINGTON VIC 3031	0.1444	-	-	-	-	-	-	-	-	-	0.1444	0.00%	0.00%
E4	67 Hardiman Street KENSINGTON VIC 3031	0.0173	-	-	-	-	-	-	-	-	-	0.0173	0.00%	0.00%
E5	67A Hardiman Street KENSINGTON VIC 3031	0.0180	-	-	-	-	-	-	-	-	-	0.0180	0.00%	0.00%
E6	63 Hardiman Street KENSINGTON VIC 3031	0.0173	-	-	-	-	-	-	-	-	-	0.0173	0.00%	0.00%
E7	65 Hardiman Street KENSINGTON VIC 3031	0.0173	-	-	-	-	-	-	-	-	-	0.0173	0.00%	0.00%
E8	43 Albermarle Street KENSINGTON VIC 3031	0.0109	-	-	-	-	-	-	-	-	-	0.0109	0.00%	0.00%
E9	407-411 Macaulay Road KENSINGTON VIC 3031	0.0534	-	-	-	-	-	-	-	-	-	0.0534	0.00%	0.00%
G1	2-50 Elizabeth Street KENSINGTON VIC 3031	1.1384	-	-	-	-	-	-	-	-	-	1.1384	0.00%	0.00%
G10	350-354 Arden Street KENSINGTON VIC 3031	0.0564	-	-	-	-	-	-	-	-	-	0.0564	0.00%	0.00%
G11	330-344 Arden Street KENSINGTON VIC 3031	0.2356	-	-	-	-	-	-	-	-	-	0.2356	0.00%	0.00%
G12	10-12 Bruce Street KENSINGTON VIC 3031	0.0384	-	-	-	-	-	-	-	-	-	0.0384	0.00%	0.00%
G13	356-378 Arden Street KENSINGTON VIC 3031	0.2613	-	-	-	-	-	-	-	-	-	0.2613	0.00%	0.00%

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			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
G14	28-32 Bruce Street KENSINGTON VIC 3031	0.0567	-	-	-	-	-	-	-	-	-	0.0567	0.00%	0.00%
G15	14-26 Bruce Street KENSINGTON VIC 3031	0.1327	-	-	-	-	-	-	-	-	-	0.1327	0.00%	0.00%
G16	9-15 Bruce Street KENSINGTON VIC 3031	0.0736	-	-	-	-	-	-	-	-	-	0.0736	0.00%	0.00%
G17	34-70 Bruce Street KENSINGTON VIC 3031	0.3818	-	-	-	-	-	-	-	-	-	0.3818	0.00%	0.00%
G18	1-7 Elizabeth Street KENSINGTON VIC 3031	0.2566	-	-	-	-	-	-	-	-	-	0.2566	0.00%	0.00%
G19	9-17A Elizabeth Street KENSINGTON VIC 3031	0.1621	-	-	-	-	-	-	-	-	-	0.1621	0.00%	0.00%
G2	33-35 Elizabeth Street KENSINGTON VIC 3031	0.0487	-	-	-	-	-	-	-	-	-	0.0487	0.00%	0.00%
G20	2-4 Fink Street KENSINGTON VIC 3031	0.1037	-	-	-	-	-	-	-	-	-	0.1037	0.00%	0.00%
G21	2-12 Barrett Street KENSINGTON VIC 3031	0.1754	-	-	-	-	-	-	-	-	-	0.1754	0.00%	0.00%
G22	8-12 Fink Street KENSINGTON VIC 3031	0.1081	-	-	-	-	-	-	-	-	-	0.1081	0.00%	0.00%
G23	6 Fink Street KENSINGTON VIC 3031	0.096	-	-	-	-	-	-	-	-	-	0.096	0.00%	0.00%
G24	5-7 Fink Street KENSINGTON VIC 3031	0.0734	-	-	-	-	-	-	-	-	-	0.0734	0.00%	0.00%
G25	9-15 Fink Street KENSINGTON VIC 3031	0.0736	-	-	-	-	-	-	-	-	-	0.0736	0.00%	0.00%
G26	1 Barrett Street KENSINGTON VIC 3031	0.0851	-	-	-	-	-	-	-	-	-	0.0851	0.00%	0.00%
G27	14-18 Barrett Street KENSINGTON VIC 3031	0.0709	-	-	-	-	-	-	-	-	-	0.0709	0.00%	0.00%
G28	13-19 Barrett Street KENSINGTON VIC 3031	0.3208	-	-	-	-	-	-	-	-	-	0.3208	0.00%	0.00%
G29	70-90 Chelmsford Street KENSINGTON VIC 3031	0.3650	-	-	-	-	-	-	-	-	0.3650	0.0000	100.00%	N/A
G3	8 Bruce Street KENSINGTON VIC 3031	0.0197	-	-	-	-	-	-	-	-	-	0.0197	0.00%	0.00%
G30	7-11 Barrett Street KENSINGTON VIC 3031	0.0375	-	-	-	-	-	-	-	-	-	0.0375	0.00%	0.00%
G31	21-37 Barrett Street KENSINGTON VIC 3031	0.7457	-	-	-	-	-	-	-	-	-	0.7457	0.00%	0.00%
G32	346-348 Arden Street KENSINGTON VIC 3031	0.0369	-	-	-	-	-	-	-	-	-	0.0369	0.00%	0.00%
G33	3-5 Barrett Street KENSINGTON VIC 3031	0.0842	-	-	-	-	-	-	-	-	-	0.0842	0.00%	0.00%
G34	20 Barrett Street KENSINGTON VIC 3031	0.0532	-	-	-	-	-	-	-	-	-	0.0532	0.00%	0.00%
G35	1-3 Bruce Street KENSINGTON VIC 3031	0.0500	-	-	-	-	-	-	-	-	-	0.0500	0.00%	0.00%

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			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
G4	31 Elizabeth Street KENSINGTON VIC 3031	0.0231	-	-	-	-	-	-	-	-	-	0.0231	0.00%	0.00%
G5	6 Bruce Street KENSINGTON VIC 3031	0.0191	-	-	-	-	-	-	-	-	-	0.0191	0.00%	0.00%
G6	5-7 Bruce Street KENSINGTON VIC 3031	0.1156	-	-	-	-	-	-	-	-	-	0.1156	0.00%	0.00%
G7	43-55 Elizabeth Street KENSINGTON VIC 3031	0.1257	-	-	-	-	-	-	-	-	-	0.1257	0.00%	0.00%
G8	24-34 Barrett Street KENSINGTON VIC 3031	0.1258	-	-	-	-	-	-	-	-	-	0.1258	0.00%	0.00%
G9	38-44 Barrett Street KENSINGTON VIC 3031	0.1240	-	-	-	-	-	-	-	-	-	0.1240	0.00%	0.00%
H1	62 Alfred Street NORTH MELBOURNE VIC 3051	0.0127	-	-	-	-	-	-	-	-	-	0.0127	0.00%	0.00%
H10	139-149 Boundary Road NORTH MELBOURNE VIC 3051	0.4569	-	-	-	-	-	-	-	-	-	0.4569	0.00%	0.00%
H11	56-58 Alfred Street NORTH MELBOURNE VIC 3051	0.0269	-	-	-	-	-	-	-	-	-	0.0269	0.00%	0.00%
H12	60 Alfred Street NORTH MELBOURNE VIC 3051	0.0119	-	-	-	-	-	-	-	-	-	0.0119	0.00%	0.00%
H13	127-137 Boundary Road NORTH MELBOURNE VIC 3051	0.0611	-	-	-	-	-	-	-	-	-	0.0611	0.00%	0.00%
H14	54 Alfred Street NORTH MELBOURNE VIC 3051	0.0273	-	-	-	-	-	-	-	-	-	0.0273	0.00%	0.00%
H2	50 Alfred Street NORTH MELBOURNE VIC 3051	0.0263	-	-	-	-	-	-	-	-	-	0.0263	0.00%	0.00%
H3	81-83 Racecourse Road NORTH MELBOURNE VIC 3051	0.0446	-	-	-	-	-	-	-	-	-	0.0446	0.00%	0.00%
H4	87-105 Racecourse Road NORTH MELBOURNE VIC 3051	0.6497	-	-	-	-	-	-	-	-	-	0.6497	0.00%	0.00%
H5	69-75 Racecourse Road NORTH MELBOURNE VIC 3051	0.1041	-	-	-	-	-	-	-	-	-	0.1041	0.00%	0.00%
H6	77-79 Racecourse Road NORTH MELBOURNE VIC 3051	0.0464	-	-	-	-	-	-	-	-	-	0.0464	0.00%	0.00%
H7	155-161 Boundary Road NORTH MELBOURNE VIC 3051	0.0960	-	-	-	-	-	-	-	-	-	0.0960	0.00%	0.00%
H8	163-173 Boundary Road NORTH MELBOURNE VIC 3051	0.1159	-	-	-	-	-	-	-	-	-	0.1159	0.00%	0.00%
H9	68-102 Alfred Street NORTH MELBOURNE VIC 3051	0.6706	-	-	-	-	-	-	-	-	-	0.6706	0.00%	0.00%
I1	115-117 Boundary Road NORTH MELBOURNE VIC 3051	0.0754	-	-	-	-	-	-	-	-	-	0.0754	0.00%	0.00%
I2	83-89 Boundary Road NORTH MELBOURNE VIC 3051	0.1095	-	-	-	-	-	-	-	-	-	0.1095	0.00%	0.00%
I3	107-109 Boundary Road NORTH MELBOURNE VIC 3051	0.0755	-	-	-	-	-	-	-	-	-	0.0755	0.00%	0.00%
I4	111-113 Boundary Road NORTH MELBOURNE VIC 3051	0.0754	-	-	-	-	-	-	-	-	-	0.0754	0.00%	0.00%

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			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
I5	91-101 Boundary Road NORTH MELBOURNE VIC 3051	0.3946	-	-	-	-	-	-	-	-	-	0.3946	0.00%	0.00%
I6	103-105 Boundary Road NORTH MELBOURNE VIC 3051	0.0777	-	-	-	-	-	-	-	-	-	0.0777	0.00%	0.00%
I7	64-90 Sutton Street NORTH MELBOURNE VIC 3051	1.0758	-	-	-	-	-	-	-	-	-	1.0758	0.00%	0.00%
I8	59-101 Alfred Street NORTH MELBOURNE VIC 3051	1.2056	-	-	-	-	-	-	-	-	-	1.2056	0.00%	0.00%
J1	1-51 Alfred Street NORTH MELBOURNE VIC 3051	3.1727	-	-	-	-	-	-	-	-	-	3.1727	0.00%	0.00%
K1	73-75 Boundary Road NORTH MELBOURNE VIC 3051	0.0592	-	-	-	-	-	-	-	-	-	0.0592	0.00%	0.00%
K2	65-69 Sutton Street NORTH MELBOURNE VIC 3051	0.2208	-	-	-	-	-	-	-	-	-	0.2208	0.00%	0.00%
K3	77-81 Boundary Road NORTH MELBOURNE VIC 3051	0.0790	-	-	-	-	-	-	-	-	-	0.0790	0.00%	0.00%
K4	77-83 Sutton Street NORTH MELBOURNE VIC 3051	0.3453	-	-	-	-	-	-	-	-	-	0.3453	0.00%	0.00%
K5	71-75 Sutton Street NORTH MELBOURNE VIC 3051	0.1083	-	-	-	-	-	-	-	-	-	0.1083	0.00%	0.00%
K6	63-71 Boundary Road NORTH MELBOURNE VIC 3051	0.6285	-	-	-	-	-	-	-	-	-	0.6285	0.00%	0.00%
K7	85-105 Sutton Street NORTH MELBOURNE VIC 3051	0.8042	-	-	-	-	-	-	-	-	-	0.8042	0.00%	0.00%
K8	74-88 Mark Street NORTH MELBOURNE VIC 3051	0.5421	-	-	-	-	-	-	-	-	-	0.5421	0.00%	0.00%
K9	62-72 Mark Street NORTH MELBOURNE VIC 3051	0.4458	-	-	-	-	-	-	-	-	-	0.4458	0.00%	0.00%
L1	25 Sutton Street NORTH MELBOURNE VIC 3051	0.0087	-	-	-	-	-	-	-	-	-	0.0087	0.00%	0.00%
L10	17A Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L11	15 Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L12	15A Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L13	13 Sutton Street NORTH MELBOURNE VIC 3051	0.0090	-	-	-	-	-	-	-	-	-	0.0090	0.00%	0.00%
L14	13A Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L15	23 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L16	25 Smyth Mews NORTH MELBOURNE VIC 3051	0.0092	-	-	-	-	-	-	-	-	-	0.0092	0.00%	0.00%
L17	19 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L18	21 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%

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			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
L19	15 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L2	8 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L20	17 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L21	11 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L22	13 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L23	7 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L24	9 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L25	3 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L26	5 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L27	25 Wilson Mews NORTH MELBOURNE VIC 3051	0.0092	-	-	-	-	-	-	-	-	-	0.0092	0.00%	0.00%
L28	1 Smyth Mews NORTH MELBOURNE VIC 3051	0.0094	-	-	-	-	-	-	-	-	-	0.0094	0.00%	0.00%
L29	21 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L3	23 Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L30	23 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L31	17 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L32	19 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L33	13 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L34	15 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L35	9 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L36	11 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L37	5 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L38	7 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L39	1 Wilson Mews NORTH MELBOURNE VIC 3051	0.0092	-	-	-	-	-	-	-	-	-	0.0092	0.00%	0.00%
L4	23A Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%

Map ID	Address	Total Area	NON-DCP LAND	TRANSPORT			WATERWAYS AND DRAINAGE		EXISTING OPEN SPACE		CREDITED OPEN SPACE	NDA (ha)	POS Contribution Rate (%)	POS of NDA (%)
			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
L40	3 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L41	61-89 Melrose Street NORTH MELBOURNE VIC 3051	0.3155	-	-	-	-	-	-	-	-	-	0.3155	0.00%	0.00%
L42	32A Mark Street NORTH MELBOURNE VIC 3051	0.0087	-	-	-	-	-	-	-	-	-	0.0087	0.00%	0.00%
L43	30A Mark Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L44	32 Mark Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L45	28A Mark Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L46	30 Mark Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L47	26A Mark Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L48	28 Mark Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L49	24A Mark Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L5	21 Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L50	26 Mark Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L51	22A Mark Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L52	24 Mark Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L53	26 Wilson Mews NORTH MELBOURNE VIC 3051	0.0092	-	-	-	-	-	-	-	-	-	0.0092	0.00%	0.00%
L54	22 Mark Street NORTH MELBOURNE VIC 3051	0.0087	-	-	-	-	-	-	-	-	-	0.0087	0.00%	0.00%
L55	22 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L56	24 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L57	18 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L58	20 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L59	14 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L6	21A Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L60	16 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L61	10 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%

Map ID	Address	Total Area	NON-DCP LAND	TRANSPORT			WATERWAYS AND DRAINAGE		EXISTING OPEN SPACE		CREDITED OPEN SPACE	NDA (ha)	POS Contribution Rate (%)	POS of NDA (%)
			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
L62	12 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L63	6 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L64	8 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L65	2 Wilson Mews NORTH MELBOURNE VIC 3051	0.0094	-	-	-	-	-	-	-	-	-	0.0094	0.00%	0.00%
L66	4 Wilson Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L67	24 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L68	26 Smyth Mews NORTH MELBOURNE VIC 3051	0.0093	-	-	-	-	-	-	-	-	-	0.0093	0.00%	0.00%
L69	20 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L7	19 Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L70	22 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L71	16 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L72	18 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L73	12 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L74	14 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L75	2 Smyth Mews NORTH MELBOURNE VIC 3051	0.0095	-	-	-	-	-	-	-	-	-	0.0095	0.00%	0.00%
L76	10 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L77	6 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L78	4 Smyth Mews NORTH MELBOURNE VIC 3051	0.0076	-	-	-	-	-	-	-	-	-	0.0076	0.00%	0.00%
L79	91-117 Melrose Street NORTH MELBOURNE VIC 3051	0.3314	-	-	-	-	-	-	-	-	-	0.3314	0.00%	0.00%
L8	19A Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L9	17 Sutton Street NORTH MELBOURNE VIC 3051	0.0072	-	-	-	-	-	-	-	-	-	0.0072	0.00%	0.00%
L80	49-53 Buncle Street NORTH MELBOURNE VIC 3051	1.5767	-	-	-	-	-	-	1.5767	-	-	0.0000	N/A	N/A
M1	83-87 Mark Street NORTH MELBOURNE VIC 3051	0.5736	-	-	-	-	-	-	-	-	-	0.5736	0.00%	0.00%
M10	65-73 Mark Street NORTH MELBOURNE VIC 3051	0.3810	-	-	-	-	-	-	-	-	-	0.3810	0.00%	0.00%

Map ID	Address	Total Area	NON-DCP LAND	TRANSPORT			WATERWAYS AND DRAINAGE		EXISTING OPEN SPACE		CREDITED OPEN SPACE	NDA (ha)	POS Contribution Rate (%)	POS of NDA (%)
			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
M11	41-61 Boundary Road NORTH MELBOURNE VIC 3051	0.3751	-	-	-	-	-	-	-	-	-	0.3751	0.00%	0.00%
M2	75-81 Mark Street NORTH MELBOURNE VIC 3051	0.4419	-	-	-	-	-	-	-	-	-	0.4419	0.00%	0.00%
M3	296-304 Macaulay Road NORTH MELBOURNE VIC 3051	0.126	-	-	-	-	-	-	-	-	-	0.126	0.00%	0.00%
M4	300 Macaulay Road NORTH MELBOURNE VIC 3051	0.3221	-	-	-	-	-	-	-	-	-	0.3221	0.00%	0.00%
M5	280-286 Macaulay Road NORTH MELBOURNE VIC 3051	0.1104	-	-	-	-	-	-	-	-	-	0.1104	0.00%	0.00%
M6	288-294 Macaulay Road NORTH MELBOURNE VIC 3051	0.0861	-	-	-	-	-	-	-	-	-	0.0861	0.00%	0.00%
M7	218-246 Macaulay Road NORTH MELBOURNE VIC 3051	0.7809	-	-	-	-	-	-	-	-	-	0.7809	0.00%	0.00%
M8	248-276 Macaulay Road NORTH MELBOURNE VIC 3051	0.4525	-	-	-	-	-	-	-	-	-	0.4525	0.00%	0.00%
M9	59-63 Mark Street NORTH MELBOURNE VIC 3051	0.2199	-	-	-	-	-	-	-	-	-	0.2199	0.00%	0.00%
N1	2-22 Pampas Street NORTH MELBOURNE VIC 3051	0.1363	-	-	-	-	-	-	-	-	-	0.1363	0.00%	0.00%
N10	78-86 Canning Street NORTH MELBOURNE VIC 3051	0.0952	-	-	-	-	-	-	-	-	-	0.0952	0.00%	0.00%
N11	13-35 Caytre Crescent NORTH MELBOURNE VIC 3051	0.1728	-	-	-	-	-	-	-	-	-	0.1728	0.00%	0.00%
N12	11 Caytre Crescent NORTH MELBOURNE VIC 3051	0.1607	-	-	-	-	-	-	-	-	-	0.1607	0.00%	0.00%
N13	39-49 Caytre Crescent NORTH MELBOURNE VIC 3051	0.0828	-	-	-	-	-	-	-	-	-	0.0828	0.00%	0.00%
N14	37 Caytre Crescent NORTH MELBOURNE VIC 3051	0.1096	-	-	-	-	-	-	-	-	-	0.1096	0.00%	0.00%
N15	35-57 Mark Street NORTH MELBOURNE VIC 3051	0.1761	-	-	-	-	-	-	-	-	-	0.1761	0.00%	0.00%
N16	23-31 Buncle Street NORTH MELBOURNE VIC 3051	0.1031	-	-	-	-	-	-	-	-	-	0.1031	0.00%	0.00%
N17	10-20 Caytre Crescent NORTH MELBOURNE VIC 3051	0.0882	-	-	-	-	-	-	-	-	-	0.0882	0.00%	0.00%
N18	2-8 Caytre Crescent NORTH MELBOURNE VIC 3051	0.0663	-	-	-	-	-	-	-	-	-	0.0663	0.00%	0.00%
N19	9-21 Buncle Street NORTH MELBOURNE VIC 3051	0.1197	-	-	-	-	-	-	-	-	-	0.1197	0.00%	0.00%
N2	15-29 Mark Street NORTH MELBOURNE VIC 3051	0.156	-	-	-	-	-	-	-	-	-	0.156	0.00%	0.00%
N20	22 Caytre Crescent NORTH MELBOURNE VIC 3051	0.0028	-	-	-	-	-	-	-	-	-	0.0028	0.00%	0.00%
N21	55-57 Melrose Street NORTH MELBOURNE VIC 3051	0.0859	-	-	-	-	-	-	-	-	-	0.0859	0.00%	0.00%
N3	1-13 Pampas Street NORTH MELBOURNE VIC 3051	0.3364	-	-	-	-	-	-	-	-	-	0.3364	0.00%	0.00%

Map ID	Address	Total Area	NON-DCP LAND	TRANSPORT			WATERWAYS AND DRAINAGE		EXISTING OPEN SPACE		CREDITED OPEN SPACE	NDA (ha)	POS Contribution Rate (%)	POS of NDA (%)
			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
N4	43-53A Melrose Street NORTH MELBOURNE VIC 3051	0.1764	-	-	-	-	-	-	-	-	-	0.1764	0.00%	0.00%
N5	60-74 Canning Street NORTH MELBOURNE VIC 3051	0.0989	-	-	-	-	-	-	-	-	-	0.0989	0.00%	0.00%
N6	76 Canning Street NORTH MELBOURNE VIC 3051	0.5316	-	-	-	-	-	-	-	-	-	0.5316	0.00%	0.00%
N7	1-9 Caytre Crescent NORTH MELBOURNE VIC 3051	0.0854	-	-	-	-	-	-	-	-	-	0.0854	0.00%	0.00%
N8	11-41 Melrose Street NORTH MELBOURNE VIC 3051	0.2877	-	-	-	-	-	-	-	-	-	0.2877	0.00%	0.00%
N9	2 Boundary Road NORTH MELBOURNE VIC 3051	0.0557	-	-	-	-	-	-	-	-	-	0.0557	0.00%	0.00%
P1	118 Haines Street NORTH MELBOURNE VIC 3051	0.0235	-	-	-	-	-	-	-	-	-	0.0235	0.00%	0.00%
P10	104-112 Haines Street NORTH MELBOURNE VIC 3051	0.1867	-	-	-	-	-	-	-	-	-	0.1867	0.00%	0.00%
P2	36-58 Macaulay Road NORTH MELBOURNE VIC 3051	0.3052	-	-	-	-	-	-	-	-	-	0.3052	0.00%	0.00%
P3	Victorian Archives Centre 98-166 Macaulay Road NORTH MELBOURNE VIC 3051	3.2783	-	-	-	-	-	-	-	-	-	3.2783	0.00%	0.00%
P4	101-133 Canning Street NORTH MELBOURNE VIC 3051	0.8126	-	-	-	-	-	-	-	-	-	0.8126	0.00%	0.00%
P5	114-116 Haines Street NORTH MELBOURNE VIC 3051	0.0475	-	-	-	-	-	-	-	-	-	0.0475	0.00%	0.00%
P6	5-15 Shiel Street NORTH MELBOURNE VIC 3051	0.0997	-	-	-	-	-	-	-	-	-	0.0997	0.00%	0.00%
P7	60-96 Macaulay Road NORTH MELBOURNE VIC 3051	0.3104	-	-	-	-	-	-	-	-	-	0.3104	0.00%	0.00%
P8	3 Shiel Street NORTH MELBOURNE VIC 3051	0.0288	-	-	-	-	-	-	-	-	-	0.0288	0.00%	0.00%
P9	1 Shiel Street NORTH MELBOURNE VIC 3051	0.077	-	-	-	-	-	-	-	-	-	0.077	0.00%	0.00%
Q1	25-77 Stubbs Street KENSINGTON VIC 3031	0.2308	-	-	-	-	-	-	-	-	-	0.2308	0.00%	0.00%
Q2	113-127 Stubbs Street KENSINGTON VIC 3031	0.1786	-	-	-	-	-	-	-	-	-	0.1786	0.00%	0.00%
Q3	113-127 Stubbs Street KENSINGTON VIC 3031	0.0795	-	-	-	-	-	-	-	-	0.0795	-	100.00%	N/A
OS-09	11-23 Stubbs Street KENSINGTON VIC 3031	0.2886	-	-	-	-	-	-	-	-	0.2886	0.0000	100.00%	N/A
OS-11	161-179 Stubbs Street KENSINGTON VIC 3031	0.2363	-	-	-	-	-	0.2363	-	-	-	0.0000	N/A	N/A
OS-12	129-139 Stubbs Street KENSINGTON VIC 3031	0.1072	-	-	-	-	-	0.1072	-	-	-	0.0000	N/A	N/A
OS-13	141-151 Stubbs Street KENSINGTON VIC 3031	0.1949	-	-	-	-	-	0.1949	-	-	-	0.0000	N/A	N/A
OS-14	153-159 Stubbs Street KENSINGTON VIC 3031	0.0439	-	-	-	-	-	0.0439	-	-	-	0.0000	N/A	N/A

Map ID	Address	Total Area	NON-DCP LAND	TRANSPORT			WATERWAYS AND DRAINAGE		EXISTING OPEN SPACE		CREDITED OPEN SPACE	NDA (ha)	POS Contribution Rate (%)	POS of NDA (%)
			Non-DCP Land	Arterial Road - Existing Road Reserve	Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New Road Reserve	Encumbered Land - Moonee Ponds Creek (uncredited)	Flood Storage - Macaulay Terraces*	Local Sports Reserve (Existing)	Local Network Park (Existing)	Public Open Space (53.01)			
OS-16	341-343 Macaulay Road KENSINGTON VIC 3031	0.8142	-	-	-	-	0.8142	-	-	-	-	0.0000	N/A	N/A
OS-17	324-334 Macaulay Road KENSINGTON VIC 3031	3.3163	-	-	-	-	3.3163	-	-	-	-	0.0000	N/A	N/A
DCP Property Sub-Total		**48.1272**	**0**	**0**	**0**	**0**	**4.1305**	**0.5823**	**1.5767**	**0**	**0.8169**	**41.0208**	**1.95%**	**1.99%**
	Public Land													
OS-05	Canning Street Road Reserve	0.1763	-	-	-	-	-	-	-	0.1763	-	0.0000	N/A	N/A
Public Land Sub-Total		**0.1763**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.1763**	**0**	**0**	**N/A**	**N/A**
	Existing Road													
	Existing Roads	9.2826	-	1.0498	8.2328	-	-	-	-	-	-	0.0000	N/A	N/A
		9.2826	**0**	**1.0498**	**8.2328**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**N/A**	**N/A**
	Non-DCP Land													
	Non-DCP land	18.5114	18.5114	-	-	-	-	-	-	-	-	0.0000	N/A	N/A
Non-DCP Land Total		**18.5114**	**18.5114**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.0000**	**N/A**	**N/A**
DCP Total		**76.0975**	**18.5114**	**1.0498**	**8.2328**	**0.0000**	**4.1305**	**0.5823**	**1.5767**	**0.1763**	**0.8169**	**41.0208**	**1.95%**	**1.99%**

1. Developable land to be acquired through the DCP

2. Passive Open Space on developable land

APPENDIX B DETAILED COSTS AND DESIGNS

MACAULAY PRECINCT
High Level Cost Estimates
RD_01 - Macaulay Road between Rankines Road and Stubbs Street

01-February-2022

Item	Description	Quantity	Unit	Rate	Amount	Comments
	WORKS					
1	**DEMOLITION**					
1.1	Earthworks including disposal	100	m3	225	22,505	Allowed for excavation and disposal (Cat C). Assumed 300mm under existing roads and footpaths
1.2	Allowance for demolition of existing kerbs	667	m	81	54,178	
1.3	Allowance for demolition of existing footpaths	2,000	m2	56	112,523	
1.4	Allowance to milling of existing asphalt road	4,668	m2	13	58,345	
1.5	Allowance to decommission existing street lights					Assume existing street lights will remain in current locations
1.6	Allowance to remove existing street furniture etc.	1	item	6,000	6,000	
1.7	Allowance for demolition of existing buildings					
2	**ROAD PAVEMENT**					
2.1	New pavement - 3.3m x 2 transport lanes	2,200	m2	184	404,331	
2.2	Pedestrian Path - 3.0m x 2	2,000	m2	135	270,054	
2.3	Bike Path - 2.2m x 2	1,467	m2	135	198,040	
3	**KERB WORKS**					
3.1	Kerb and Channel	667	LM	813	541,775	
3.2	Kerb to centre median					
3.3	Tactiles	7	m2	3,600	25,920	
4	**DRAINAGE**					
4.1	Drainage - pipes	827	LM	800	661,440	
4.2	Drainage - pits	16	No.	5,000	80,000	
4.3	Drainage – Sub-soil drainage					
4.4	Drainage – Miscellaneous *(Description)*	1	Item	32,000	32,000	Allowance for connecting to existing mains
5	**TRAFFIC**					
5.1	Traffic Signals - modification of existing					
5.2	Traffic Safety					
6	**LANDSCAPE**					
6.1	Trees					
6.2	Trees -pedestrian path	7	No.	1,875	13,125	Allowance for additional trees
6.3	Landscaping - centre median					
7	**STREET LIGHTING**					
7.1	Street Lighting					Assume existing lights to remain in current position.
7.2	Bike Path Lighting					
7.3	Allowance for underground electrical cable					
8	**UTILITIES**					
8.1	Allowance for non-disruptive digging	4	Item	18,750	75,000	
8.2	New water					
8.3	New sewer					
8.4	New telco					
8.5	New gas					
8.6	Relocate Aus Net	666	m	625	416,250	Provisional allowance for relocating Aus Net services
8.7	Relocate Water	333	m	375	124,875	Provisional allowance for relocating Water services
8.8	Protect utilities (Provisional Sum)					
8.9	Gas transmission					
8.10	Allowance for adjustment of existing utilities covers	1	Item	18,000	18,000	
9	**STREET FURNITURE**					
9.1	Bins	8	No	6,150	49,200	Allowed for 4 sets of bins.
9.2	Seating					
9.3	Bike hoops					
10	**MISCELLANEOUS**					
10.1	Line marking	1	Item	14,000	14,000	
10.2	Regulatory Signage	14	No.	750	10,500	
10.3	Works maintenance – up to 1 year					
10.4	Landscape maintenance – 1yr/2 summers					
10.5	Traffic signals 10 year Maintenance Fee					
	SUB-TOTAL WORKS				**3,188,000**	
12	**DELIVERY**					
12.1	Council Fees	3.25	%		103,600	
12.2	VicRoads Fees	1	%		31,900	
12.3	Traffic Management	7	%		223,200	
12.4	Environmental Management	0.5	%		15,900	
12.5	Survey/Design	5	%		159,400	
12.6	Supervision/Project Management	9	%		286,900	
12.7	Site Establishment	2.5	%		79,700	
12.8	Contingency	20	%		637,600	
	SUB-TOTAL DELIVERY				**1,538,000**	
13	**TOTAL ESTIMATED COST**	**5,668**	**m2**	**834**	**4,726,000**	

MACAULAY PRECINCT
High Level Cost Estimates
RD_02 - Stubbs Street between Macaulay Road and Racecourse Road

01-February-2022

Item	Description	Quantity	Unit	Rate	Amount	Comments
	WORKS					
1	**DEMOLITION**					
1.1	Earthworks including disposal	3,809	m3	225	856,980	Allowed for excavation and disposal (Cat C). Assumed 300mm under existing roads and footpaths
1.2	Allowance for demolition of existing kerbs	1,270	m	81	103,155	
1.3	Allowance for demolition of existing footpaths	3,809	m2	56	214,245	
1.4	Allowance to milling of existing asphalt road	8,887	m2	13	111,090	
1.5	Allowance to decommission existing street lights					Assume existing street lights will remain in current locations
1.6	Allowance to remove existing street furniture etc.	1	item	10,000	10,000	
1.7	Allowance for demolition of existing buildings					
2	**ROAD PAVEMENT**					
2.1	New pavement - 3.0m x 2 transport lanes + 2.1m parking	5,142	m2	184	944,820	
2.2	Pedestrian Path - 3.0m x 2	3,809	m2	135	514,188	
2.3	Bike Path - 2.4m x 2	3,047	m2	135	411,350	
3	**KERB WORKS**					
3.1	Kerb and Channel	1,270	LM	813	1,031,550	
3.2	Kerb to centre median					
3.3	Tactile	12	m2	3,600	41,472	
4	**DRAINAGE**					
4.1	Drainage - pipes	1,430	LM	800	1,143,680	
4.2	Drainage - pits	26	No.	5,000	130,000	
4.3	Drainage – Sub-soil drainage					
4.4	Drainage – Miscellaneous *(Description)*					
5	**TRAFFIC**					
5.1	Traffic Signals - modification of existing					
5.2	Traffic Safety					
6	**LANDSCAPE**					
6.1	Trees					
6.2	Trees -pedestrian path	13	No.	1,875	24,375	Allowance for additional trees
6.3	Landscaping Islands	200	m2	75	15,000	
7	**STREET LIGHTING**					
7.1	Street Lighting					Assume existing lights to remain in current position.
7.2	Bike Path Lighting					
7.3	Allowance for underground electrical cable					
8	**UTILITIES**					
8.1	Allowance for non-disruptive digging	12	Item	18,750	225,000	
8.2	New water					
8.3	New sewer					
8.4	New telco					
8.5	New gas					
8.6	Relocate Aus Net	1,270	m	625	793,750	Provisional allowance for relocating Aus Net services
8.7	Relocate Water	635	m	375	238,125	Provisional allowance for relocating Water services
8.8	Protect utilities (Provisional Sum)					
8.9	Gas transmission					
8.10	Allowance for adjustment of existing utilities covers	1	Item	33,000	33,000	
9	**STREET FURNITURE**					
9.1	Bins	12	No	6,150	73,800	Allowed for 6 sets of bins.
9.2	Seating					
9.3	Bike hoops					
10	**MISCELLANEOUS**					
10.1	Line marking	1	Item	24,000	24,000	
10.2	Regulatory Signage	25	No.	750	18,750	
10.3	Works maintenance – up to 1 year					
10.4	Landscape maintenance – 1yr/2 summers					
10.5	Traffic signals 10 year Maintenance Fee					
	SUB-TOTAL WORKS				**6,958,000**	
12	**DELIVERY**					
12.1	Council Fees	3.25	%		226,100	
12.2	VicRoads Fees	1	%		69,600	
12.3	Traffic Management	7	%		487,100	
12.4	Environmental Management	0.5	%		34,800	
12.5	Survey/Design	5	%		347,900	
12.6	Supervision/Project Management	9	%		626,200	
12.7	Site Establishment	2.5	%		174,000	
12.8	Contingency	20	%		1,391,600	
	SUB-TOTAL DELIVERY				**3,357,000**	
13	**TOTAL ESTIMATED COST**	**12,198**	**m2**	**846**	**10,315,000**	

RD_03 - Alfred Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.1b Boundary Precinct - Alfred Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
	WORKS													
1	**SITEWORKS AND EARTHWORKS**													
1.1	Allowance for general demolition	Includes disposal, removal of sundries, etc.	2,250	m2	25	56,250	-	m2	25	-	2,250	m2	25	56,250
1.2	Earthworks - contaminated soil	Disposal of Cat C - allowance for 100mm across site area	225	m3	225	50,625	-	m3	225	-	225	m3	225	50,625
1.3	Earthworks - Bulk cut and fill	Assume relatively flat - allowance included within general demolition	-	m3	50	-	-	m3	50	-	-	m3	50	-
1.4	Allowance for demolition of existing kerbs		110	m	80	8,800	-	m	80	-	110	m	80	8,800
1.5	Allowance for demolition of existing footpaths		330	m2	55	18,150	-	m2	55	-	330	m2	55	18,150
1.6	Allowance to make good to existing public pavements	Included below	-	m2	100	-	-	m2	100	-	-	m2	100	-
1.7	Allowance to mill existing asphalt road		605	m2	15	9,075	-	m2	15	-	605	m2	15	9,075
1.8	Allowance to decommission existing street lights	Sundry allowance	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.9	Allowance to remove existing street furniture, etc.	Sundry allowance, i.e. fence, gates, etc.	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.10	Allowance for feature mounds	N/A	-	m3	75	-	-	m3	75	-	-	m3	75	-
1.11	Allowance for ponds	Make good to existing Moonee Ponds Creek embankment	-	m2	250	-	-	m2	250	-	-	m2	250	-
1.12	Allowance for demolition of existing carpark	Included above - demo asphalt	-	m2	55	-	-	m2	55	-	-	m2	55	-
1.13	Allowance for demolition of existing buildings		-	m2	100	-	-	m2	100	-	-	m2	100	-
1.14	Allowance for removal of existing trees	Sundry allowance	-	Item	1,000	-	-	Item	1,000	-	-	Item	1,000	-
1.15	Demolish existing levee wall	Including footings - assumed entire length of site	-	Item	46,800	-	-	Item	46,800	-	-	Item	46,800	-
1.16	Allowance to disconnect and remove existing overhead powerlines	Within project boundary	113	m	1,000	113,000	-	m	1,000	-	113	m	1,000	113,000
1.17	Existing overhead powerlines to be undergrounded	Includes excavation, cables, conduits, fill, etc.	113	m	3,500	395,500	-	m	3,500	-	113	m	3,500	395,500
1.18	Recycle & reuse existing bluestone kerb & channels	As advised by Architects	-	m	200	-	-	m	200	-	-	m	200	-
2	**ROAD PAVEMENT**		-			-	-		-	-	-		-	-
2.1	Make good to existing roads, i.e. resurfacing, line markings, etc. - PROVISIONAL SUM	These types of works generally include alterations to line-marking, multiple road openings and require full resurfacing of the road.	1	Item	50,000	50,000	-	Item	50,000	-	1	Item	50,000	50,000
3	**CONCRETE WORKS**		-			-	-		-	-	-		-	-
4	**DRAINAGE**					-								
4.1	Drainage - pipes	EXCLUDED	-	m	715	-	-	m	715	-	-	m	715	-
4.2	Drainage - pits	EXCLUDED	-	No.	3,800	-	-	No.	3,800	-	-	No.	3,800	-
4.3	Drainage – Sub-soil drainage	EXCLUDED	-	m	200	-	-	m	200	-	-	m	200	-
4.4	1200 x 900 x 2 culverts	EXCLUDED	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
4.5	Culvert headwall	EXCLUDED	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
4.6	Drainage – Miscellaneous *(Description)*	Minor allowance to make good to existing drainage	2,250	m2	5	11,250	1	Item	55,000	55,000	1	Item	66,250	66,250
5	**TRAFFIC**													
5.1	Traffic Signals		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
5.2	Traffic Safety		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
6	**LANDSCAPE**													
	Vegetation													
6.1	Trees - 75% 45L pot size & 25% 155L pot size	Includes 75mm mulch, 400 thick organic soil, 300 deel cultivated subgrade, 3 No. hardwood stakes	58	No.	450	26,100	-	No.	450	-	58	No.	450	26,100
6.2	Tree Pit TP01 - Structural soil	Tree pit	3	No.	1,000	3,000	-	No.	1,000	-	3	No.	1,000	3,000
6.3	Tree Pit TP02 - Bio Retention pit	Tree pit with bio-retention tree pit	15	No.	2,000	30,000	-	No.	2,000	-	15	No.	2,000	30,000
6.4	Vegitation Type VE01 - Wicking Lawn	Includes soil preparation, 150 thick soil media, 150 thick subsoil cultivation, 300mm thick aquifer storage zone of washed river sand	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.5	Vegitation Type VE02 - Planting Layout	Planting layout - 75thick mulch, 600 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.6	Vegitation Type VE03 - Wetland planting	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.7	Vegitation Type VE04 - Swale/ Rain garden garden	Planting layout - 75thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	706	m2	250	176,500	-	m2	250	-	706	m2	250	176,500
6.8	Vegitation Type VE05 - Slope Embankment Embankment	Jute matting, 75 thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.9	Vegitation Type VE06 - Creek Corridor	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.10	Battered slope		-	m2	30	-	-	m2	30	-	-	m2	30	-
6.11	Allowance for tuffed grass within Play Area		-	m2	20	-	-	m2	20	-	-	m2	20	-
	Edges & Paving													
6.12	Type PV01 - Asphalt VEH	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	446	m2	125	55,750	-	m2	125	-	446	m2	125	55,750
6.13	Type PV02 - Granitic sand	Includes 50mm granitic sand over 90mm Class 3 compacted crushed rock compacted crushed rock	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.14	Type PV03 - Sawn bluestone paving (standrd)	Includes 40mm thick sawn bluestone pavers, 50 thick mortar, 100 thick	-	m2	300	-	-	m2	300	-	-	m2	300	-
6.15	Type PV04 - Sawn bluestone paving (small)	Includes 60mm thick sawn bluestone pavers, 50 thick mortar, 200 thick concrete slab, 50 thick Class 2 crushed rock	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.16	Type PV05 - Timber decking/ boardwalk		-	m2	350	-	-	m2	350	-	-	m2	350	-
6.17	Type PV06 - 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.18	Type PV07 - Permeable aggregate (tree)	40mm 'Spring Rockpave' , woven fabric, 60mm	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.19	Type PV08 - Concrete	125mm thick concrete and 100mm thick Class 3 FCR subbase	-	m2	150	-	-	m2	150	-	-	m2	150	-
6.20	Type PV09 - Mulch		-	m2	35	-	-	m2	35	-	-	m2	35	-
6.21	Type PV10 - FRP Decking PED	Fibreglass reinforced plastic including steel frame, kickrail, etc.	21	m2	500	10,500	-	m2	500	-	21	m2	500	10,500
6.22	Type PV11 - FRP Decking VEH	Fibreglass reinforced plastic including steel frame, kickrail, etc.	10	m2	850	8,500	-	m2	850	-	10	m2	850	8,500
6.23	Type PV12 - Bluestone Pitcher VEH	Sawn bluestone pitchers including 75 thick mortar, 150 thick Class 2 FCR	138	m2	520	71,760	-	m2	520	-	138	m2	520	71,760
6.24	Type PV13 - Concrete VEH	200 thick concrete slab including 100 thick Class 3 FCR on approved subgrade	-	m2	180	-	-	m2	180	-	-	m2	180	-

Macaulay Urban Renewal Precinct

City of Melbourne

29 June, 2021

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.1b Boundary Precinct - Alfred Street			**DCP**				**NON-DCP**				**COMBINED**			
Item	**Description**	**Comments**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**
6.25	Type PV14 - Sports Surface	125 thick sports surface including concrete, asphalt wearing layer, line marking, etc.	-	m2	180	-	-	m2	180	-	-	m2	180	-
6.26	Type PV15 - Informal Access Path	Assumed gravel path	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.27	Type PV16 - Recycled Bluestone Blocks	Recycled Bluestone block boulders within rain garden	-	m	300	-	-	m	300	-	-	m	300	-
6.28	Type PV17 - Concrete exposed VEH	200 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish., etc.	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.29	Type PV18 - Permeable Asphalt VEH	90 thick porous asphalt including sand/ gravel, geotextile fabric, subsoil preparation, etc.	82	m2	200	16,400	-	m2	200	-	82	m2	200	16,400
6.30	Type PV19 - Asphalt PED	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	643	m2	100	64,300	-	m2	100	-	643	m2	100	64,300
6.31	Type PV20 - Softfall Rubber	EDM Softfall rubber wearing layer, including recycled rubber impact attenuation base, etc.	-	m2	350	-	-	m2	350	-	-	m2	350	-
6.32	Type PV21 - Softfall Sand	500 thick playground sand	-	m2	100	-	-	m2	100	-	-	m2	100	-
6.33	Type PV22 - Concrete exposed PED	125 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish, etc.	-	m2	3,500	-	-	m2	3,500	-	-	m2	3,500	-
6.34	Type SR01 - Concrete stair	Precast concrete stairs including stair nosing, inlay strips, etc.	-	m/rise	3,500	-	-	m/rise	3,500	-	-	m/rise	3,500	-
6.35	Type SR02 - Concrete exposed stairs	Insitu concrete stairs including formwork, footings, stair nosing, finish ,etc.	-	m/rise	4,000	-	-	m/rise	4,000	-	-	m/rise	4,000	-
6.36	Type SR03 - FRP decking stair	Fibreglass reinforced plastic stairs including steel frame, kickrail, handrail, etc.	-	m/rise	4,500	-	-	m/rise	4,500	-	-	m/rise	4,500	-
6.37	Type SR03 - FRP decking stair	Tiered seating	-	m/rise	5,000	-	-	m/rise	5,000	-	-	m/rise	5,000	-
6.38	Extra over to form ramps		12	m2	50	600	-	m2	50	-	12	m2	50	600
6.39	Type TG01 - Hazard TGSI		1	Item	30,000	30,000	-	Item	30,000	-	1	Item	30,000	30,000
6.40	Type TG02 - Directional		1	Item	7,500	7,500	-	Item	7,500	-	1	Item	7,500	7,500
6.41	Type ED01 - Bluestone kerb	Sawn bluestone kerb and channel	251	m	700	175,700	-	m	700	-	251	m	700	175,700
6.42	Type ED03 - Timber edging		-	m	25	-	-	m	25	-	-	m	25	-
6.43	Type ED04 - Concrete edge		-	m	200	-	-	m	200	-	-	m	200	-
6.44	Type ED06 - Steel edge	100 high mild steel edging	-	m	50	-	-	m	50	-	-	m	50	-
6.45	Type ED07 - Steel hoops		-	m	75	-	-	m	75	-	-	m	75	-
6.46	Type ED08 - Access ramp	Allowance for concrete edging	4	No.	2,500	10,000	-	No.	2,500	-	4	No.	2,500	10,000
6.47	Type ED10 - Dolphin Kerb	Sawn bluestone brocken kerb	158	m	300	47,400	-	m	300	-	158	m	300	47,400
6.48	Type ED11 - Bluestone Edge	Sawn bluestone raised edge	133	m	300	39,900	-	m	300	-	133	m	300	39,900
6.49	Type ED12 - Semi-mountable kerb	Sawn bluestone kerb and channel	48	m	650	31,200	-	m	650	-	48	m	650	31,200
	Walls and Fencing													
6.50	Wall type WL01 - Brick retaining wall	Includes foundations	-	m	1,250	-	-	m	1,250	-	-	m	1,250	-
6.51	Wall type WL02 - Bluestone wall <1m	Includes foundations	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.52	Wall type WL02 - Bluestone wall 1-2m	Including footings, protruding fins/ buttons, etc. (Allowed 1m high)	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.53	Wall type WL03 - Split face bluestone wall <1m	Including footings	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.54	Wall type WL03 - Split face bluestone wall 1-2	Including footings	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.55	Wall type WL03 - Split face bluestone wall 2-3m	Including footings	-	m	2,100	-	-	m	2,100	-	-	m	2,100	-
6.56	Wall type WL04 - Levee wall	Insitu concrete wall including footigns, formwork, etc.	-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
6.57	Make good to existing levee walls		-	m	500	-	-	m	500	-	-	m	500	-
6.58	Fence Type FN01 - fencing and gate	Includes posts	-	m	625	-	-	m	625	-	-	m	625	-
6.59	DSS LEEVEE Wall	Excluded	-	m	-	-	-	m	-	-	-	m	-	-
6.60	High quality rail fence	Provisional allowance	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
	Furniture, Handrail & Equipment													
6.61	Type FR01 - Bench	700 wide stainless steel bench seat	-	No.	5,700	-	-	No.	5,700	-	-	No.	5,700	-
6.62	Type FR02 - Seat	Stainless steel park seat	4	No.	5,300	21,200	-	No.	5,300	-	4	No.	5,300	21,200
6.63	Type FR03 - Custom Seat	2500 x 600 wide steel and timber custom seat	-	m	2,600	-	-	m	2,600	-	-	m	2,600	-
6.64	Type FR04 - Bins	Set of 2 - Recycling and Waste + Dog Bin	2	No.	5,300	10,600	-	No.	5,300	-	2	No.	5,300	10,600
6.65	Type FR05 - Drinking Fountain	Including dog bowl and water supply connections	-	No.	7,500	-	-	No.	7,500	-	-	No.	7,500	-
6.66	Type FR06 - Bike Hoop	Stainless steel including 300mm deep concrete footings	6	No.	500	3,000	-	No.	500	-	6	No.	500	3,000
6.67	Type FR07 - Tree guard & grate (Bio retention tree	Stainless steel tree protection in powdercoat finish	-	No.	1,625	-	-	No.	1,625	-	-	No.	1,625	-
6.68	Type FR08 - Picnic Table	Stainless steel and timber picnic table	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.69	Type FR09 - Picnic Table (Custom)	Timber and steel custom table	-	No.	4,500	-	-	No.	4,500	-	-	No.	4,500	-
6.70	Type FR10 - Double BBQ set	Includes electrical connection and installation	-	No.	11,500	-	-	No.	11,500	-	-	No.	11,500	-
6.71	Type FR11-A - Bollard (HVM Fixed)		-	No.	550	-	-	No.	550	-	-	No.	550	-
6.72	Type FR11-B - Bollard (HVM Removable)	Removable fin bollard including footing	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.73	Type FR12-A - Bollard (Non HVM Fixed)		-	No.	3,125	-	-	No.	3,125	-	-	No.	3,125	-
6.74	Type FR12-B - Bollard (Non HVM Removable)		-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.75	Type FR13 - Rock feature	Basalt boulders	-	m	300	-	-	m	300	-	-	m	300	-
6.76	Type FR14 - Park swivel chair		-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.77	Type FR15 - Bike Station	Including footings	-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.78	Type HR01 - Balustrade	1000 min. high custom steel balustrade in powdercoated finish	-	m	1,500	-	-	m	1,500	-	-	m	1,500	-
6.79	Type HR02 - Handrail	800 high stainless steel handrail including posts, footings, etc.	-	m	800	-	-	m	800	-	-	m	800	-
6.80	Type PL01 - Skate park item area	Including footings - PROVISIONAL SUM ALLOWANCE	-	m2	650	-	-	m2	650	-	-	m2	650	-
6.81	Type PL02 - Outdoor fitness equipment		-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.82	Type PL03 - Water Play Item	Including water connecitons - PROVISIONAL SUM ALLOWANCE	-	m2	1,500	-	-	m2	1,500	-	-	m2	1,500	-
6.83	Type PL04 - Nature Play	Assortment of rock, logs, surface treatments, etc. - PROVISIONAL SUM	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.84	Type PL05 - Play	Childrens play equipment - PROVISIONAL SUM ALLOWANCE	-	Item	150,000	-	-	Item	150,000	-	-	Item	150,000	-
6.85	Steel hoop fence around garden bed type VE02	Including posts, finishes, etc.	-	m	250	-	-	m	250	-	-	m	250	-
6.86	Type PL06 - Multi Sport Play Area		-	m2	250	-	-	m2	250	-	-	m2	250	-
	Architecture & Site Structures													
6.87	Type SS01 - proposed bridge by others	Pedestrian crossing	-	m2	-	-	-	m2	-	-	-	m2	-	-
6.88	Type SS02 - shade structure	Including steel posts and frame, metal roof decking, rainwater goods, etc.	-	m2	1,000	-	-	m2	1,000	-	-	m2	1,000	-
6.89	Type SS03 - steel structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.90	Type SS04 - timber structure		-	m2	-	-	-	m2	-	-	-	m2	-	-

RD_03 - Alfred Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.1b Boundary Precinct - Alfred Street			**DCP**				**NON-DCP**				**COMBINED**			
Item	**Description**	**Comments**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**
6.91	Type SS05 - Toilet (self cleaning)	Prefabricated modular toilets including steel frame, stainless steel sheet lining, sanitary items, conneciton, etc.	-	Item	300,000	-	-	Item	300,000	-	-	Item	300,000	-
7	**STREET LIGHTING**													
7.1	Type - LT01 Street/ Park light	Solar Lights	22	No.	15,000	330,000	-	No.	15,000	-	22	No.	15,000	330,000
7.2	Street Lighting - Bike path		-	No.	12,500	-	-	No.	12,500	-	-	No.	12,500	-
7.3	Type - LT02 Light		-	No.	30,000	-	-	No.	30,000	-	-	No.	30,000	-
7.4	Conduits	Included below	-	m2	5	-	-	m2	5	-	-	m2	5	-
8	**UTILITIES**													
8.1	Allowance for non-disruptive digging		1	Item	55,000	55,000	-	Item	55,000	-	1	Item	55,000	55,000
8.2	Type WS01 - Underground irrigation tank		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.3	Type WS02 - Underground storage cells		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.4	Type WR01 - Steel water element		-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
8.5	Type WR02 - Weir	Weir within the rain gardens including outlets for water to pass through,	19	m	850	16,150	-	m	850	-	19	m	850	16,150
8.6	Allowance for water including connection to existing services		2,250	m2	10	22,500	-	m2	10	-	2,250	m2	10	22,500
8.7	Allowance for sewer including connection to existing services		2,250	m2	5	11,250	-	m2	5	-	2,250	m2	5	11,250
8.8	Allowance for stormwater including connection to existing services		2,250	m2	25	56,250	-	m2	25	-	2,250	m2	25	56,250
8.9	Allowance for irrigation including connection to existing services	Allowed to VE01	-	m2	30	-	-	m2	30	-	-	m2	30	-
8.10	New telco	EXCLUDED	-	m	75	-	-	m	75	-	-	m	75	-
8.11	New gas	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.12	Relocate utilities (Provisional Sum)	EXCLUDED	-	Item	-	-	-	Item	-	-	-	Item	-	-
8.13	Protect utilities (Provisional Sum)	Sundry Allowance	1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
8.14	Gas transmission	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.15	Allowance for electrical services for sundry items, i.e. street lights, conduits, cables, pits, etc.		2,250	m2	10	22,500	-	m2	10	-	2,250	Item	10	22,500
9	**MISCELLANEOUS**													
9.1	Line marking		1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
9.2	Regulatory Signage		1	Item	22,500	22,500	-	Item	22,500	-	1	Item	22,500	22,500
9.3	Works maintenance – up to 1 year		1	Item	15,000	15,000	-	Item	15,000	-	1	Item	15,000	15,000
9.4	Landscape maintenance – 1yr/2 summers		1	Item	20,000	20,000	-	Item	20,000	-	1	Item	20,000	20,000
9.5	Traffic signals 10 year Maintenance Fee		-	Item	80,000	-	-	Item	80,000	-	-	Item	80,000	-
9.6	Street furniture	Included within FR00 furniture items	-	m	95	-	-	m	95	-	-	m	95	-
9.7	Habitat boxes for targeted bird/owl species	To underside of exit ramp	-	m2	50	-	-	m2	50	-	-	m2	50	-
	SUB-TOTAL WORKS		**2,250**	**m2**	**963**	**2,167,710**	**2,250**	**m2**	**24**	**55,000**	**2,250**	**m2**	**988**	**2,222,710**
10	**MISCELLANEOUS**													
10.1	Supervision/Project Management		0.09	**%**		195,094	0.09	%		4,950	0.09	%		200,044
10.2	Site Establishment		0.03	%		54,193	0.03	%		1,375	0.03	%		55,568
	SUB-TOTAL WORKS		**2,250**	**m2**	**111**	**249,287**	**2,250**	**m2**	**3**	**6,325**	**2,250**	**m2**	**114**	**255,612**
11	**DELIVERY**													
11.1	Council Fees		0.03	%		78,552	0.03	%		1,993	0.03	%		80,545
11.2	Other Authority Fees		0.01	%		24,170	0.01	%		613	0.01	%		24,783
11.3	Traffic Management		0.07	%		169,190	0.07	%		4,293	0.07	%		173,483
11.4	Environmental Management		0.01	%		12,085	0.01	%		307	0.01	%		12,392
11.5	Survey/Design		0.08	%		193,360	0.08	%		4,906	0.08	%		198,266
11.6	Project Contingency		0.20	%		483,399	0.20	%		12,265	0.20	%		495,664
11.7	WSUD related infrastructure		0.05	%		120,850	0.05	%		3,066	0.05	%		123,916
11.8	Cost Escalation	EXCLUDED	0.00	%		0	0.00	%		-	0.00	%		0
	SUB-TOTAL DELIVERY		**2,250**	**m2**	**481**	**1,081,606**	**2,250**	**m2**	**12**	**27,443**	**2,250**	**m2**	**493**	**1,109,049**
12	**TOTAL END COST (June, 2021)**		**2,250**	**m2**	**1,555**	**3,498,603**	**2,250**	**m2**	**39**	**88,768**	**2,250**	**m2**	**1594.4**	**3,587,371**

MACAULAY PRECINCT
High Level Cost Estimates
RD_04 - Alfred Street between Boundary Road and Melrose Street

01-February-2022

Item	Description	Quantity	Unit	Rate	Amount	Comments
	WORKS					
1	**DEMOLITION**					
1.1	Earthworks including disposal	2,021	m3	225	454,815	Allowed for excavation and disposal (Cat C). Assumed 300mm under existing roads and footpaths
1.2	Allowance for demolition of existing kerbs	663	m	81	53,885	
1.3	Allowance for demolition of existing footpaths	1,348	m2	56	75,803	
1.4	Allowance to milling of existing asphalt road	5,390	m2	13	67,380	
1.5	Allowance to decommission existing street lights					Assume existing street lights will remain in current locations
1.6	Allowance to remove existing street furniture etc.	1	item	6,000	6,000	
1.7	Allowance for demolition of existing buildings					
2	**ROAD PAVEMENT**					
2.1	New pavement - 3.1m x 2 transport lanes	1,393	m2	184	255,876	
2.2	Pedestrian Path - 3.5m x 2	1,572	m2	135	212,247	
2.3	Bike Path - 3.6m wide 2 way	809	m2	135	109,156	
3	**KERB WORKS**					
3.1	Kerb and Channel	225	LM	813	182,488	
3.2	Kerb to centre median	225	LM	500	112,300	
3.3	Tactiles	3	m2	3,600	10,368	
4	**DRAINAGE**					
4.1	Drainage - pipes	699	LM	800	559,360	
4.2	Drainage - pits	10	No.	5,000	50,000	
4.3	Drainage – Sub-soil drainage	225	LM	150	33,690	Allowed for new sub soil drainage pipe along vegetation strip
4.4	Drainage – Miscellaneous *(Description)*	1	Item	32,000	32,000	Allowance for connecting to existing mains
5	**TRAFFIC**					
5.1	Traffic Signals - modification of existing					
5.2	Traffic Safety					
6	**LANDSCAPE**					
6.1	Trees -vegetation area	11	No.	250	2,750	Assume new tree for every 20m
6.2	Trees -pedestrian path					
6.3	Landscaping - vegetation	2,965	m2	75	222,354	
7	**STREET LIGHTING**					
7.1	Street Lighting					Assume existing lights to remain in current position.
7.2	Bike Path Lighting					Assume existing lights will retain to use for pedestrian path
7.3	Allowance for underground electrical cable					
8	**UTILITIES**					
8.1	Allowance for non-disruptive digging	4	Item	18,750	75,000	
8.2	New water					
8.3	New sewer					
8.4	New telco					
8.5	New gas					
8.6	Relocate GAS					
8.7	Relocate Aus Net	450	m	625	281,250	Provisional allowance for relocating Telco services
8.8	Relocate Water	225	m	375	84,375	Provisional allowance for relocating Water services
8.9	Protect utilities (Provisional Sum)					
8.10	Gas transmission					
8.11	Allowance for adjustment of existing utilities covers	1	Item	13,000	13,000	
9	**STREET FURNITURE**					
9.1	Bins	6	No	6,150	36,900	Allowed for 3 sets of bins.
9.2	Seating	3	No	5,750	17,250	Allowed for 3 nos. of 2m long stainless steel seats
9.3	Bike hoops	3	No	805	2,415	Allowed for 3 no. stainless steel bike hoops
10	**MISCELLANEOUS**					
10.1	Line marking	1	Item	7,000	7,000	
10.2	Regulatory Signage	10	No.	750	7,500	Allowed for 5 new signs
10.3	Works maintenance – up to 1 year					
10.4	Landscape maintenance – 1yr/2 summers					
10.5	Traffic signals 10 year Maintenance Fee					
	SUB-TOTAL WORKS				**2,965,000**	
12	**DELIVERY**					
12.1	Council Fees	3.25	%		96,400	
12.2	VicRoads Fees	1	%		29,700	
12.3	Traffic Management	7	%		207,600	
12.4	Environmental Management	0.5	%		14,800	
12.5	Survey/Design	5	%		148,300	
12.6	Supervision/Project Management	9	%		266,900	
12.7	Site Establishment	2.5	%		74,100	
12.8	Contingency	20	%		593,000	
	SUB-TOTAL DELIVERY				**1,431,000**	
13	**TOTAL ESTIMATED COST**	**6,738**	**m2**	**652**	**4,396,000**	

RD_05 - Sutton Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.2b Boundary Precinct - Sutton Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
	WORKS													
1	**SITEWORKS AND EARTHWORKS**													
1.1	Allowance for general demolition	Includes disposal, removal of sundries, etc.	2,803	m2	25	70,075	-	m2	25	-	2,803	m2	25	70,075
1.2	Earthworks - contaminated soil	Disposal of Cat C - allowance for 100mm across site area	280	m3	225	63,068	-	m3	225	-	280	m3	225	63,068
1.3	Earthworks - Bulk cut and fill	Assume relatively flat - allowance included within general demolition	-	m3	50	-	-	m3	50	-	-	m3	50	-
1.4	Allowance for demolition of existing kerbs		280	m	80	22,400	-	m	80	-	280	m	80	22,400
1.5	Allowance for demolition of existing footpaths		420	m2	55	23,100	-	m2	55	-	420	m2	55	23,100
1.6	Allowance to make good to existing public pavements	Included below	-	m2	100	-	-	m2	100	-	-	m2	100	-
1.7	Allowance to mill existing asphalt road		840	m2	15	12,600	-	m2	15	-	840	m2	15	12,600
1.8	Allowance to decommission existing street lights	Sundry allowance	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.9	Allowance to remove existing street furniture, etc.	Sundry allowance, i.e. fence, gates, etc.	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.10	Allowance for feature mounds	N/A	-	m3	75	-	-	m3	75	-	-	m3	75	-
1.11	Allowance for ponds	Make good to existing Moonee Ponds Creek embankment	-	m2	250	-	-	m2	250	-	-	m2	250	-
1.12	Allowance for demolition of existing carpark	Included above - demo asphalt	-	m2	55	-	-	m2	55	-	-	m2	55	-
1.13	Allowance for demolition of existing buildings		-	m2	100	-	-	m2	100	-	-	m2	100	-
1.14	Allowance for removal of existing trees	Sundry allowance	-	Item	1,000	-	-	Item	1,000	-	-	Item	1,000	-
1.15	Demolish existing levee wall	Including footings - assumed entire length of site	-	Item	46,800	-	-	Item	46,800	-	-	Item	46,800	-
1.16	Allowance to disconnect and remove existing overhead powerlines	Within project boundary	280	m	1,000	280,000	-	m	1,000	-	280	m	1,000	280,000
1.17	Existing overhead powerlines to be undergrounded	Includes excavation, cables, conduits, fill, etc.	280	m	3,500	980,000	-	m	3,500	-	280	m	3,500	980,000
1.18	Recycle & reuse existing bluestone kerb & channels	As advised by Architects	200	m	200	40,000	-	m	200	-	200	m	200	40,000
2	**ROAD PAVEMENT**		-			-	-		-	-	-		-	-
2.1	Make good to existing roads, i.e. resurfacing, line markings, etc. - PROVISIONAL SUM	These types of works generally include alterations to line-marking, multiple road openings and require full resurfacing of the road.	1	Item	50,000	50,000	-	Item	50,000	-	1	Item	50,000	50,000
3	**CONCRETE WORKS**		-			-	-		-	-	-		-	-
4	**DRAINAGE**													
4.1	Drainage - pipes	EXCLUDED	-	m	715	-	-	m	715	-	-	m	715	-
4.2	Drainage - pits	EXCLUDED	-	No.	3,800	-	-	No.	3,800	-	-	No.	3,800	-
4.3	Drainage – Sub-soil drainage	EXCLUDED	-	m	200	-	-	m	200	-	-	m	200	-
4.4	1200 x 900 x 2 culverts	EXCLUDED	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
4.5	Culvert headwall	EXCLUDED	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
4.6	Drainage – Miscellaneous *(Description)*	Minor allowance to make good to existing drainage DSS Drainage - Non DCP	2,803	m2	5	14,015	-	Item	5	-	2,803	Item	5	14,015
						-	-		-	-	-		-	-
5	**TRAFFIC**					-	-		-	-	-		-	-
5.1	Traffic Signals		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
5.2	Traffic Safety		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
6	**LANDSCAPE**													
	Vegetation													
6.1	Trees - 75% 45L pot size & 25% 155L pot size	Includes 75mm mulch, 400 thick organic soil, 300 deel cultivated subgrade, 3 No. hardwood stakes	70	No.	450	31,500	-	No.	450	-	70	No.	450	31,500
6.2	Tree Pit TP01 - Structural soil	Tree pit	3	No.	1,000	3,000	-	No.	1,000	-	3	No.	1,000	3,000
6.3	Tree Pit TP02 - Bio Retention pit	Tree pit with bio-retention tree pit	19	No.	2,000	38,000	-	No.	2,000	-	19	No.	2,000	38,000
6.4	Vegitation Type VE01 - Wicking Lawn	Includes soil preparation, 150 thick soil media, 150 thick subsoil cultivation, 300mm thick aquifer storage zone of washed river sand	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.5	Vegitation Type VE02 - Planting Layout	Planting layout - 75thick mulch, 600 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.6	Vegitation Type VE03 - Wetland planting	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.7	Vegitation Type VE04 - Swale/ Rain garden garden	Planting layout - 75thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	710	m2	250	177,500	-	m2	250	-	710	m2	250	177,500
6.8	Vegitation Type VE05 - Slope Embankment Embankment	Jute matting, 75 thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.9	Vegitation Type VE06 - Creek Corridor	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.10	Battered slope			m2	30	-	-	m2	30	-	-	m2	30	-
6.11	Allowance for tuffed grass within Play Area		-	m2	-	-	-	m2	-	-	-	m2	-	-
	Edges & Paving													
6.12	Type PV01 - Asphalt VEH	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	417	m2	125	52,125	-	m2	125	-	417	m2	125	52,125
6.13	Type PV02 - Granitic sand	Includes 50mm granitic sand over 90mm Class 3 compacted crushed rock compacted crushed rock	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.14	Type PV03 - Sawn bluestone paving (standrd)	Includes 40mm thick sawn bluestone pavers, 50 thick mortar, 100 thick	-	m2	300	-	-	m2	300	-	-	m2	300	-
6.15	Type PV04 - Sawn bluestone paving (small)	Includes 60mm thick sawn bluestone pavers, 50 thick mortar, 200 thick concrete slab, 50 thick Class 2 crushed rock	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.16	Type PV05 - Timber decking/ boardwalk		-	m2	350	-	-	m2	350	-	-	m2	350	-
6.17	Type PV06 - 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.18	Type PV07 - Permeable aggregate (tree)	40mm 'Spring Rockpave' , woven fabric, 60mm	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.19	Type PV08 - Concrete	125mm thick concrete and 100mm thick Class 3 FCR subbase	-	m2	150	-	-	m2	150	-	-	m2	150	-
6.20	Type PV09 - Mulch		-	m2	35	-	-	m2	35	-	-	m2	35	-
6.21	Type PV10 - FRP Decking PED	Fibreglass reinforced plastic including steel frame, kickrail, etc.	81	m2	500	40,500	-	m2	500	-	81	m2	500	40,500
6.22	Type PV11 - FRP Decking VEH	Fibreglass reinforced plastic including steel frame, kickrail, etc.	-	m2	850	-	-	m2	850	-	-	m2	850	-
6.23	Type PV12 - Bluestone Pitcher VEH	Sawn bluestone pitchers including 75 thick mortar, 150 thick Class 2 FCR	146	m2	520	75,920	-	m2	520	-	146	m2	520	75,920
6.24	Type PV13 - Concrete VEH	200 thick concrete slab including 100 thick Class 3 FCR on approved subgrade	-	m2	180	-	-	m2	180	-	-	m2	180	-

RD_05 - Sutton Street

Macaulay Urban Renewal Precinct

City of Melbourne

29 June, 2021

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.2b Boundary Precinct - Sutton Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
6.25	Type PV14 - Sports Surface	125 thick sports surface including concrete, asphalt wearing layer, line marking, etc.	-	m2	180	-	-	m2	180	-	-	m2	180	-
6.26	Type PV15 - Informal Access Path	Assumed gravel path	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.27	Type PV16 - Recycled Bluestone Blocks	Recycled Bluestone block boulders within rain garden	89	m	300	26,700	-	m	300	-	89	m	300	26,700
6.28	Type PV17 - Concrete exposed VEH	200 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish., etc.	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.29	Type PV18 - Permeable Asphalt VEH	90 thick porous asphalt including sand/ gravel, geotextile fabric, subsoil preparation, etc.	113	m2	200	22,600	-	m2	200	-	113	m2	200	22,600
6.30	Type PV19 - Asphalt PED	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	971	m2	100	97,100	-	m2	100	-	971	m2	100	97,100
6.31	Type PV20 - Softfall Rubber	EDM Softfall rubber wearing layer, including recycled rubber impact attenuation base, etc.	-	m2	350	-	-	m2	350	-	-	m2	350	-
6.32	Type PV21 - Softfall Sand	500 thick playground sand	-	m2	100	-	-	m2	100	-	-	m2	100	-
6.33	Type PV22 - Concrete exposed PED	125 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish, etc.	-	m2	3,500	-	-	m2	3,500	-	-	m2	3,500	-
6.34	Type SR01 - Concrete stair	Precast concrete stairs including stair nosing, inlay strips, etc.	-	m/rise	3,500	-	-	m/rise	3,500	-	-	m/rise	3,500	-
6.35	Type SR02 - Concrete exposed stairs	Insitu concrete stairs including formwork, footings, stair nosing, finish ,etc.	-	m/rise	4,000	-	-	m/rise	4,000	-	-	m/rise	4,000	-
6.36	Type SR03 - FRP decking stair	Fibreglass reinforced plastic stairs including steel frame, kickrail, handrail, etc.	-	m/rise	4,500	-	-	m/rise	4,500	-	-	m/rise	4,500	-
6.37	Type SR03 - FRP decking stair	Tiered seating	-	m/rise	5,000	-	-	m/rise	5,000	-	-	m/rise	5,000	-
6.38	Extra over to form ramps		23	m2	50	1,150	-	m2	50	-	23	m2	50	1,150
6.39	Type TG01 - Hazard TGSI		1	Item	38,000	38,000	-	Item	38,000	-	1	Item	38,000	38,000
6.40	Type TG02 - Directional		1	Item	7,500	7,500	-	Item	7,500	-	1	Item	7,500	7,500
6.41	Type ED01 - Bluestone kerb	Sawn bluestone kerb and channel	131	m	700	91,700	-	m	700	-	131	m	700	91,700
6.42	Type ED03 - Timber edging		-	m	25	-	-	m	25	-	-	m	25	-
6.43	Type ED04 - Concrete edge		-	m	200	-	-	m	200	-	-	m	200	-
6.44	Type ED06 - Steel edge	100 high mild steel edging	-	m	50	-	-	m	50	-	-	m	50	-
6.45	Type ED07 - Steel hoops		-	m	75	-	-	m	75	-	-	m	75	-
6.46	Type ED08 - Access ramp	Allowance for concrete edging	6	No.	2,500	15,000	-	No.	2,500	-	6	No.	2,500	15,000
6.47	Type ED10 - Dolphin Kerb	Sawn bluestone brocken kerb	208	m	300	62,400	-	m	300	-	208	m	300	62,400
6.48	Type ED11 - Bluestone Edge	Sawn bluestone raised edge	219	m	300	65,700	-	m	300	-	219	m	300	65,700
6.49	Type ED12 - Semi-mountable kerb	Sawn bluestone kerb and channel	57	m	650	37,050	-	m	650	-	57	m	650	37,050
	Walls and Fencing													
6.50	Wall type WL01 - Brick retaining wall	Includes foundations	-	m	1,250	-	-	m	1,250	-	-	m	1,250	-
6.51	Wall type WL02 - Bluestone wall <1m	Includes foundations	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.52	Wall type WL02 - Bluestone wall 1-2m	Including footings, protruding fins/ buttons, etc. (Allowed 1m high)	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.53	Wall type WL03 - Split face bluestone wall <1m	Including footings	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.54	Wall type WL03 - Split face bluestone wall 1-2m	Including footings	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.55	Wall type WL03 - Split face bluestone wall 2-3m	Including footings	-	m	2,100	-	-	m	2,100	-	-	m	2,100	-
6.56	Wall type WL04 - Levee wall	Insitu concrete wall including footigns, formwork, etc.	-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
6.57	Make good to existing levee walls		-	m	500	-	-	m	500	-	-	m	500	-
6.58	Fence Type FN01 - fencing and gate	Includes posts	-	m	625	-	-	m	625	-	-	m	625	-
6.59	DSS LEEVEE Wall	Excluded	-	m	-	-	-	m	-	-	-	m	-	-
6.60	High quality rail fence	Provisional allowance	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
	Furniture, Handrail & Equipment													
6.61	Type FR01 - Bench	700 wide stainless steel bench seat	4	No.	5,700	22,800	-	No.	5,700	-	4	No.	5,700	22,800
6.62	Type FR02 - Seat	Stainless steel park seat	4	No.	5,300	21,200	-	No.	5,300	-	4	No.	5,300	21,200
6.63	Type FR03 - Custom Seat	2500 x 600 wide steel and timber custom seat	1	m	2,600	2,600	-	m	2,600	-	1	m	2,600	2,600
6.64	Type FR04 - Bins	Set of 2 - Recycling and Waste + Dog Bin	2	No.	5,300	10,600	-	No.	5,300	-	2	No.	5,300	10,600
6.65	Type FR05 - Drinking Fountain	Including dog bowl and water supply connections	-	No.	7,500	-	-	No.	7,500	-	-	No.	7,500	-
6.66	Type FR06 - Bike Hoop	Stainless steel including 300mm deep concrete footings	-	No.	500	-	-	No.	500	-	-	No.	500	-
6.67	Type FR07 - Tree guard & grate (Bio retention tree	Stainless steel tree protection in powdercoat finish	-	No.	1,625	-	-	No.	1,625	-	-	No.	1,625	-
6.68	Type FR08 - Picnic Table	Stainless steel and timber picnic table	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.69	Type FR09 - Picnic Table (Custom)	Timber and steel custom table	-	No.	4,500	-	-	No.	4,500	-	-	No.	4,500	-
6.70	Type FR10 - Double BBQ set	Includes electrical connection and installation	-	No.	11,500	-	-	No.	11,500	-	-	No.	11,500	-
6.71	Type FR11-A - Bollard (HVM Fixed)		-	No.	550	-	-	No.	550	-	-	No.	550	-
6.72	Type FR11-B - Bollard (HVM Removable)	Removable fin bollard including footing	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.73	Type FR12-A - Bollard (Non HVM Fixed)		-	No.	3,125	-	-	No.	3,125	-	-	No.	3,125	-
6.74	Type FR12-B - Bollard (Non HVM Removable)		-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.75	Type FR13 - Rock feature	Basalt boulders	-	m	300	-	-	m	300	-	-	m	300	-
6.76	Type FR14 - Park swivel chair		-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.77	Type FR15 - Bike Station	Including footings	-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.78	Type HR01 - Balustrade	1000 min. high custom steel balustrade in powdercoated finish	-	m	1,500	-	-	m	1,500	-	-	m	1,500	-
6.79	Type HR02 - Handrail	800 high stainless steel handrail including posts, footings, etc.	-	m	800	-	-	m	800	-	-	m	800	-
6.80	Type PL01 - Skate park item area	Including footings - PROVISIONAL SUM ALLOWANCE	-	m2	650	-	-	m2	650	-	-	m2	650	-
6.81	Type PL02 - Outdoor fitness equipment		-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.82	Type PL03 - Water Play Item	Including water connecitons - PROVISIONAL SUM ALLOWANCE	-	m2	1,500	-	-	m2	1,500	-	-	m2	1,500	-
6.83	Type PL04 - Nature Play	Assortment of rock, logs, surface treatments, etc. - PROVISIONAL SUM	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.84	Type PL05 - Play	Childrens play equipment - PROVISIONAL SUM ALLOWANCE	-	Item	150,000	-	-	Item	150,000	-	-	Item	150,000	-
6.85	Steel hoop fence around garden bed type VE02	Including posts, finishes, etc.	-	m	250	-	-	m	250	-	-	m	250	-
6.86	Type PL06 - Multi Sport Play Area		-	m2	250	-	-	m2	250	-	-	m2	250	-
							-		-	-	-		-	-
	Architecture & Site Structures						-		-	-	-		-	-
6.87	Type SS01 - proposed bridge by others	Pedestrian crossing	-	m2	-	-	-	m2	-	-	-	m2	-	-
6.88	Type SS02 - shade structure	Including steel posts and frame, metal roof decking, rainwater goods, etc.	-	m2	1,000	-	-	m2	1,000	-	-	m2	1,000	-
6.89	Type SS03 - steel structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.90	Type SS04 - timber structure		-	m2	-	-	-	m2	-	-	-	m2	-	-

RD_05 - Sutton Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.2b Boundary Precinct - Sutton Street			**DCP**				**NON-DCP**				**COMBINED**			
Item	**Description**	**Comments**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**
6.91	Type SS05 - Toilet (self cleaning)	Prefabricated modular toilets including steel frame, stainless steel sheet lining, sanitary items, conneciton, etc.	-	Item	300,000	-	-	Item	300,000	-	-	Item	300,000	-
7	**STREET LIGHTING**													
7.1	Type - LT01 Street/ Park light	Solar Lights	23	No.	15,000	345,000	-	No.	15,000	-	23	No.	15,000	345,000
7.2	Street Lighting - Bike path		-	No.	12,500	-	-	No.	12,500	-	-	No.	12,500	-
7.3	Type - LT02 Light		-	No.	30,000	-	-	No.	30,000	-	-	No.	30,000	-
7.4	Conduits	Included below	-	m2	5	-	-	m2	5	-	-	m2	5	-
8	**UTILITIES**													
8.1	Allowance for non-disruptive digging		1	Item	57,500	57,500	-	Item	57,500	-	1	Item	57,500	57,500
8.2	Type WS01 - Underground irrigation tank		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.3	Type WS02 - Underground storage cells		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.4	Type WR01 - Steel water element		-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
8.5	Type WR02 - Weir	Weir within the rain gardens including outlets for water to pass through,	25	m	850	21,250	-	m	850	-	25	m	850	21,250
8.6	Allowance for water including connection to existing services		2,803	m2	10	28,030	-	m2	10	-	2,803	m2	10	28,030
8.7	Allowance for sewer including connection to existing services		2,803	m2	5	14,015	-	m2	5	-	2,803	m2	5	14,015
8.8	Allowance for stormwater including connection to existing services		2,803	m2	25	70,075	-	m2	25	-	2,803	m2	25	70,075
8.9	Allowance for irrigation including connection to existing services		-	m2	30	-	-	m2	30	-	-	m2	30	-
8.10	New telco	EXCLUDED	-	m	75	-	-	m	75	-	-	m	75	-
8.11	New gas	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.12	Relocate utilities (Provisional Sum)	EXCLUDED	-	Item	-	-	-	Item	-	-	-	Item	-	-
8.13	Protect utilities (Provisional Sum)	Sundry Allowance	1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
8.14	Gas transmission	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.15	Allowance for electrical services for sundry items, i.e. street lights, conduits, cables, pits, etc.		2,803	m2	10	28,030	-	m2	10	-	2,803	Item	10	28,030
9	**MISCELLANEOUS**													
9.1	Line marking		1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
9.2	Regulatory Signage		1	Item	28,030	28,030	-	Item	28,030	-	1	Item	28,030	28,030
9.3	Works maintenance – up to 1 year		1	Item	15,000	15,000	-	Item	15,000	-	1	Item	15,000	15,000
9.4	Landscape maintenance – 1yr/2 summers		1	Item	21,500	21,500	-	Item	21,500	-	1	Item	21,500	21,500
9.5	Traffic signals 10 year Maintenance Fee		1	Item	80,000	80,000	-	Item	80,000	-	1	Item	80,000	80,000
9.6	Street furniture	Included within FR00 furniture items	-	m	95	-	-	m	95	-	-	m	95	-
9.7	Habitat boxes for targeted bird/owl species	To underside of exit ramp	-	m2	50	-	-	m2	50	-	-	m2	50	-
	SUB-TOTAL WORKS		**2,803**	**m2**	**1,159**	**3,248,333**	**2,803**	**m2**	**-**	**-**	**2,803**	**m2**	**1,159**	**3,248,333**
10	**MISCELLANEOUS**													
10.1	Supervision/Project Management		0.09	%		292,350	0.09	%		-	0.09	%		292,350
10.2	Site Establishment		0.03	%		81,208	0.03	%		-	0.03	%		81,208
	SUB-TOTAL WORKS		**2,803**	**m2**	**133**	**373,558**	**2,803**	**m2**	**-**	**-**	**2,803**	**m2**	**133**	**373,558**
11	**DELIVERY**													
11.1	Council Fees		0.03	%		117,711	0.03	%		-	0.03	%		117,711
11.2	Other Authority Fees		0.01	%		36,219	0.01	%		-	0.01	%		36,219
11.3	Traffic Management		0.07	%		253,532	0.07	%		-	0.07	%		253,532
11.4	Environmental Management		0.01	%		18,109	0.01	%		-	0.01	%		18,109
11.5	Survey/Design		0.08	%		289,751	0.08	%		-	0.08	%		289,751
11.6	Project Contingency		0.20	%		724,378	0.20	%		-	0.20	%		724,378
11.7	WSUD related infrastructure		0.05	%		181,095	0.05	%		-	0.05	%		181,095
11.8	Cost Escalation	EXCLUDED	0.00	%		0	0.00	%		-	0.00	%		0
	SUB-TOTAL DELIVERY		**2,803**	**m2**	**578**	**1,620,796**	**2,803**	**m2**	**-**	**-**	**2,803**	**m2**	**578**	**1,620,796**
12	**TOTAL END COST (June, 2021)**		**2,803**	**m2**	**1,870**	**5,242,687**	**2,803**	**m2**	**-**	**-**	**2,803**	**m2**	**1,870**	**5,242,687**

Macaulay Urban Renewal Precinct

City of Melbourne

29 June, 2021

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.3b Boundary Precinct - Mark Street			**DCP**				**NON-DCP**				**COMBINED**			
Item	**Description**	**Comments**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**
6.25	Type PV14 - Sports Surface	125 thick sports surface including concrete, asphalt wearing layer, line marking, etc.	-	m2	180	-	-	m2	180	-	-	m2	180	-
6.26	Type PV15 - Informal Access Path	Assumed gravel path	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.27	Type PV16 - Recycled Bluestone Blocks	Recycled Bluestone block boulders within rain garden	68	m	300	20,400	-	m	300	-	68	m	300	20,400
6.28	Type PV17 - Concrete exposed VEH	200 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish., etc.	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.29	Type PV18 - Permeable Asphalt VEH	90 thick porous asphalt including sand/ gravel, geotextile fabric, subsoil preparation, etc.	97	m2	200	19,400	-	m2	200	-	97	m2	200	19,400
6.30	Type PV19 - Asphalt PED	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	1,011	m2	100	101,100	-	m2	100	-	1,011	m2	100	101,100
6.31	Type PV20 - Softfall Rubber	EDM Softfall rubber wearing layer, including recycled rubber impact attenuation base, etc.	-	m2	350	-	-	m2	350	-	-	m2	350	-
6.32	Type PV21 - Softfall Sand	500 thick playground sand	-	m2	100	-	-	m2	100	-	-	m2	100	-
6.33	Type PV22 - Concrete exposed PED	125 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish, etc.	-	m2	3,500	-	-	m2	3,500	-	-	m2	3,500	-
6.34	Type SR01 - Concrete stair	Precast concrete stairs including stair nosing, inlay strips, etc.	-	m/rise	3,500	-	-	m/rise	3,500	-	-	m/rise	3,500	-
6.35	Type SR02 - Concrete exposed stairs	Insitu concrete stairs including formwork, footings, stair nosing, finish ,etc.	-	m/rise	4,000	-	-	m/rise	4,000	-	-	m/rise	4,000	-
6.36	Type SR03 - FRP decking stair	Fibreglass reinforced plastic stairs including steel frame, kickrail, handrail, etc.	-	m/rise	4,500	-	-	m/rise	4,500	-	-	m/rise	4,500	-
6.37	Type SR03 - FRP decking stair	Tiered seating	-	m/rise	5,000	-	-	m/rise	5,000	-	-	m/rise	5,000	-
6.38	Extra over to form ramps		20	m2	50	1,000	-	m2	50	-	20	m2	50	1,000
6.39	Type TG01 - Hazard TGSI		1	Item	53,000	53,000	-	Item	53,000	-	1	Item	53,000	53,000
6.40	Type TG02 - Directional		1	Item	7,500	7,500	-	Item	7,500	-	1	Item	7,500	7,500
6.41	Type ED01 - Bluestone kerb	Sawn bluestone kerb and channel	141	m	700	98,700	-	m	700	-	141	m	700	98,700
6.42	Type ED03 - Timber edging		-	m	25	-	-	m	25	-	-	m	25	-
6.43	Type ED04 - Concrete edge		-	m	200	-	-	m	200	-	-	m	200	-
6.44	Type ED06 - Steel edge	100 high mild steel edging	-	m	50	-	-	m	50	-	-	m	50	-
6.45	Type ED07 - Steel hoops		-	m	75	-	-	m	75	-	-	m	75	-
6.46	Type ED08 - Access ramp	Allowance for concrete edging	6	No.	2,500	15,000	-	No.	2,500	-	6	No.	2,500	15,000
6.47	Type ED10 - Dolphin Kerb	Sawn bluestone brocken kerb	190	m	300	57,000	-	m	300	-	190	m	300	57,000
6.48	Type ED11 - Bluestone Edge	Sawn bluestone raised edge	292	m	300	87,600	-	m	300	-	292	m	300	87,600
6.49	Type ED12 - Semi-mountable kerb	Sawn bluestone kerb and channel	57	m	650	37,050	-	m	650	-	57	m	650	37,050
	Walls and Fencing													
6.50	Wall type WL01 - Brick retaining wall	Includes foundations	-	m	1,250	-	-	m	1,250	-	-	m	1,250	-
6.51	Wall type WL02 - Bluestone wall <1m	Includes foundations	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.52	Wall type WL02 - Bluestone wall 1-2m	Including footings, protruding fins/ buttons, etc. (Allowed 1m high)	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.53	Wall type WL03 - Split face bluestone wall <1m	Including footings	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.54	Wall type WL03 - Split face bluestone wall 1-2m	Including footings	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.55	Wall type WL03 - Split face bluestone wall 2-3m	Including footings	-	m	2,100	-	-	m	2,100	-	-	m	2,100	-
6.56	Wall type WL04 - Levee wall	Insitu concrete wall including footigns, formwork, etc.	-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
6.57	Make good to existing levee walls		-	m	500	-	-	m	500	-	-	m	500	-
6.58	Fence Type FN01 - fencing and gate	Includes posts	-	m	625	-	-	m	625	-	-	m	625	-
6.59	DSS LEEVEE Wall	Excluded	-	m	-	-	-	m	-	-	-	m	-	-
6.60	High quality rail fence	Provisional allowance	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
	Furniture, Handrail & Equipment													
6.61	Type FR01 - Bench	700 wide stainless steel bench seat	2	No.	5,700	11,400	-	No.	5,700	-	2	No.	5,700	11,400
6.62	Type FR02 - Seat	Stainless steel park seat	9	No.	5,300	47,700	-	No.	5,300	-	9	No.	5,300	47,700
6.63	Type FR03 - Custom Seat	2500 x 600 wide steel and timber custom seat	1	m	2,600	2,600	-	m	2,600	-	1	m	2,600	2,600
6.64	Type FR04 - Bins	Set of 2 - Recycling and Waste + Dog Bin	3	No.	5,300	15,900	-	No.	5,300	-	3	No.	5,300	15,900
6.65	Type FR05 - Drinking Fountain	Including dog bowl and water supply connections	-	No.	7,500	-	-	No.	7,500	-	-	No.	7,500	-
6.66	Type FR06 - Bike Hoop	Stainless steel including 300mm deep concrete footings	12	No.	500	6,000	-	No.	500	-	12	No.	500	6,000
6.67	Type FR07 - Tree guard & grate (Bio retention tree	Stainless steel tree protection in powdercoat finish	-	No.	1,625	-	-	No.	1,625	-	-	No.	1,625	-
6.68	Type FR08 - Picnic Table	Stainless steel and timber picnic table	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.69	Type FR09 - Picnic Table (Custom)	Timber and steel custom table	-	No.	4,500	-	-	No.	4,500	-	-	No.	4,500	-
6.70	Type FR10 - Double BBQ set	Includes electrical connection and installation	-	No.	11,500	-	-	No.	11,500	-	-	No.	11,500	-
6.71	Type FR11-A - Bollard (HVM Fixed)		36	No.	550	19,800	-	No.	550	-	36	No.	550	19,800
6.72	Type FR11-B - Bollard (HVM Removable)	Removable fin bollard including footing	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.73	Type FR12-A - Bollard (Non HVM Fixed)		-	No.	3,125	-	-	No.	3,125	-	-	No.	3,125	-
6.74	Type FR12-B - Bollard (Non HVM Removable)		-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.75	Type FR13 - Rock feature	Basalt boulders	-	m	300	-	-	m	300	-	-	m	300	-
6.76	Type FR14 - Park swivel chair		-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.77	Type FR15 - Bike Station	Including footings	-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.78	Type HR01 - Balustrade	1000 min. high custom steel balustrade in powdercoated finish	-	m	1,500	-	-	m	1,500	-	-	m	1,500	-
6.79	Type HR02 - Handrail	800 high stainless steel handrail including posts, footings, etc.	-	m	800	-	-	m	800	-	-	m	800	-
6.80	Type PL01 - Skate park item area	Including footings - PROVISIONAL SUM ALLOWANCE	-	m2	650	-	-	m2	650	-	-	m2	650	-
6.81	Type PL02 - Outdoor fitness equipment		-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.82	Type PL03 - Water Play Item	Including water connecitons - PROVISIONAL SUM ALLOWANCE	-	m2	1,500	-	-	m2	1,500	-	-	m2	1,500	-
6.83	Type PL04 - Nature Play	Assortment of rock, logs, surface treatments, etc. - PROVISIONAL SUM	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.84	Type PL05 - Play	Childrens play equipment - PROVISIONAL SUM ALLOWANCE	-	Item	150,000	-	-	Item	150,000	-	-	Item	150,000	-
6.85	Steel hoop fence around garden bed type VE02	Including posts, finishes, etc.	-	m	250	-	-	m	250	-	-	m	250	-
6.86	Type PL06 - Multi Sport Play Area		-	m2	250	-	-	m2	250	-	-	m2	250	-
	Architecture & Site Structures													
6.87	Type SS01 - proposed bridge by others	Pedestrian crossing	-	m2	-	-	-	m2	-	-	-	m2	-	-
6.88	Type SS02 - shade structure	Including steel posts and frame, metal roof decking, rainwater goods, etc.	-	m2	1,000	-	-	m2	1,000	-	-	m2	1,000	-
6.89	Type SS03 - steel structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.90	Type SS04 - timber structure		-	m2	-	-	-	m2	-	-	-	m2	-	-

RD_06 - Mark Street

Macaulay Urban Renewal Precinct

City of Melbourne

29 June, 2021

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.3b Boundary Precinct - Mark Street			**DCP**				**NON-DCP**				**COMBINED**			
Item	**Description**	**Comments**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**
6.91	Type SS05 - Toilet (self cleaning)	Prefabricated modular toilets including steel frame, stainless steel sheet lining, sanitary items, conneciton, etc.	-	Item	300,000	-	-	Item	300,000	-	-	Item	300,000	-
7	**STREET LIGHTING**													
7.1	Type - LT01 Street/ Park light	Solar Lights	29	No.	15,000	435,000	-	No.	15,000	-	29	No.	15,000	435,000
7.2	Street Lighting - Bike path		-	No.	12,500	-	-	No.	12,500	-	-	No.	12,500	-
7.3	Type - LT02 Light		-	No.	30,000	-	-	No.	30,000	-	-	No.	30,000	-
7.4	Conduits	Included below	-	m2	5	-	-	m2	5	-	-	m2	5	-
						-	-		-	-	-		-	-
8	**UTILITIES**					-	-		-	-	-		-	-
8.1	Allowance for non-disruptive digging		1	Item	72,500	72,500	-	Item	72,500	-	1	Item	72,500	72,500
8.2	Type WS01 - Underground irrigation tank		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.3	Type WS02 - Underground storage cells		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.4	Type WR01 - Steel water element		-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
8.5	Type WR02 - Weir	Weir within the rain gardens including outlets for water to pass through,	12	m	850	10,200	-	m	850	-	12	m	850	10,200
8.6	Allowance for water including connection to existing services		2,976	m2	10	29,760	-	m2	10	-	2,976	m2	10	29,760
8.7	Allowance for sewer including connection to existing services		2,976	m2	5	14,880	-	m2	5	-	2,976	m2	5	14,880
8.8	Allowance for stormwater including connection to existing services		2,976	m2	25	74,400	-	m2	25	-	2,976	m2	25	74,400
8.9	Allowance for irrigation including connection to existing services	To VE01	-	m2	30	-	-	m2	30	-	-	m2	30	-
8.10	New telco	EXCLUDED	-	m	75	-	-	m	75	-	-	m	75	-
8.11	New gas	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.12	Relocate utilities (Provisional Sum)	EXCLUDED	-	Item	-	-	-	Item	-	-	-	Item	-	-
8.13	Protect utilities (Provisional Sum)	Sundry Allowance	1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
8.14	Gas transmission	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.15	Allowance for electrical services for sundry items, i.e. street lights, conduits, cables, pits, etc.		2,976	m2	10	29,760	-	m2	10	-	2,976	Item	10	29,760
9	**MISCELLANEOUS**													
9.1	Line marking		1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
9.2	Regulatory Signage		1	Item	29,760	29,760	-	Item	29,760	-	1	Item	29,760	29,760
9.3	Works maintenance – up to 1 year		1	Item	15,000	15,000	-	Item	15,000	-	1	Item	15,000	15,000
9.4	Landscape maintenance – 1yr/2 summers		1	Item	20,000	20,000	-	Item	20,000	-	1	Item	20,000	20,000
9.5	Traffic signals 10 year Maintenance Fee		1	Item	80,000	80,000	-	Item	80,000	-	1	Item	80,000	80,000
9.6	Street furniture	Included within FR00 furniture items	-	m	95	-	-	m	95	-	-	m	95	-
9.7	Habitat boxes for targeted bird/owl species	To underside of exit ramp	-	m2	50	-	-	m2	50	-	-	m2	50	-
	SUB-TOTAL WORKS		**2,976**	**m2**	**934**	**2,780,780**	**2,976**	**m2**	**25**	**74,000**	**2,976**	**m2**	**959**	**2,854,780**
10	**MISCELLANEOUS**													
10.1	Supervision/Project Management		0.09	%		250,270	0.09	%		6,660	0.09	%		256,930
10.2	Site Establishment		0.03	%		69,520	0.03	%		1,850	0.03	%		71,370
	SUB-TOTAL WORKS		**2,976**	**m2**	**107**	**319,790**	**2,976**	**m2**	**3**	**8,510**	**2,976**	**m2**	**110**	**328,300**
11	**DELIVERY**													
11.1	Council Fees		0.03	%		100,769	0.03	%		2,682	0.03	%		103,450
11.2	Other Authority Fees		0.01	%		31,006	0.01	%		825	0.01	%		31,831
11.3	Traffic Management		0.07	%		217,040	0.07	%		5,776	0.07	%		222,816
11.4	Environmental Management		0.01	%		15,503	0.01	%		413	0.01	%		15,915
11.5	Survey/Design		0.08	%		248,046	0.08	%		6,601	0.08	%		254,646
11.6	Project Contingency		0.20	%		620,114	0.20	%		16,502	0.20	%		636,616
11.7	WSUD related infrastructure		0.05	%		155,028	0.05	%		4,126	0.05	%		159,154
11.8	Cost Escalation	EXCLUDED	0.00	%		0	0.00	%		-	0.00	%		0
	SUB-TOTAL DELIVERY		**2,976**	**m2**	**466**	**1,387,505**	**2,976**	**m2**	**12**	**36,923**	**2,976**	**m2**	**479**	**1,424,428**
12	**TOTAL END COST (June, 2021)**		**2,976**	**m2**	**1,508**	**4,488,075**	**2,976**	**m2**	**40**	**119,433**	**2,976**	**m2**	**1548**	**4,607,508**

6.2.5 RD-01: Macaulay Road – Boundary Road to Moonee Ponds Creek (RD_07)

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
	WORKS					
1	**DEMOLITION**					
1.1	Earthworks including disposal	966	m^3	225	$217,445	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	354	m	81	$28,674	Includes disposal
1.3	Allowance for demolition of existing footpaths	885	m^2	56	$49,560	Includes disposal
1.4	Allowance to mill existing asphalt road		m^2	13		
1.5	Allowance to decommission existing street lights	10	no	3,125	$31,250	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	$6,250	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m^2	50	$0	No scope assumed
2	**ROAD PAVEMENT**					
2.1	New pavement – 3.1m × 2 transport lanes	1,097	m^2	240	$263,376	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 3.8m × 2	1,345	m^2	135	$181,602	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.2m × 2	779	m^2	135	$105,138	Allowance to trim sub-base and place 110mm of coloured asphalt
3	**KERB WORKS**					
3.1	Kerb and channel	354	lm	813	$287,802	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	354	lm	500	$177,000	300x300 Bluestone
3.3	Tactiles	6	item	2,400	$14,400	Panda Granite
4	**DRAINAGE**			–		
4.1	Drainage – pipes	354	lm	713	$252,402	450mm on both sides of road
4.2	Drainage – pits	8	no.	3,750	$30,000	At 50m intervals
4.3	Drainage – sub-soil drainage	354	lm	150	$53,100	N/A
4.4	Drainage – miscellaneous		item	–	$0	N/A
5	**TRAFFIC**					
5.1	Traffic signals		item	200,000	$0	Excluded
5.2	Traffic safety		item	–	$0	Excluded
6	**LANDSCAPE**					
6.1	Trees – centre median	18	no.	250	$4,425	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	35	no.	1,875	$66,375	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median	212	m^2	75	$15,930	allow for native shrubs/ grass including garden bed
7	**STREET LIGHTING**					
7.1	Street lighting	9	no.	12,500	$110,625	at 20m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		no.	12,500		
7.3	Conduits	354	m	1,250	$442,500	Including trenching
8	**UTILITIES**					
8.1	Allowance for non-disruptive digging	2	item	18,750	$37,500	Allowance for NDD 2 shifts
8.2	New water		m	355	$0	225mm diameter
8.3	New sewer		m	805	$0	300mm diameter
8.4	New telco		m	75	$0	2x100mm conduits
8.5	New gas		ps	10,000	$0	
8.6	Relocate gas	144	m	563	$81,000	
8.7	Relocate telco	147	m	625	$91,875	
8.8	Relocate water	144	m	375	$54,000	
8.9	Protect utilities (provisional sum)	1	ps	50,000	$50,000	
8.10	Gas transmission		m	10,000	$0	
9	**MISCELLANEOUS**					
9.1	Line marking	1	item	5,000	$5,000	
9.2	Regulatory signage	10	no.	750	$7,500	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	item	5,000	$5,000	
9.4	Landscape maintenance – 1 year/ 2 summers	1	item	7,500	$7,500	
9.5	Traffic signals 10 year maintenance fee		item	80,000	$0	Not in scope
9.6	Street furniture	177	lm	95	$16,815	Includes bins and bike hoops
	SUB-TOTAL WORKS				**$2,677,000**	
12	**DELIVERY**					
12.1	Council fees	3.25	%		$87,000	
12.2	Other authority fees	1	%		$26,800	
12.3	Traffic management	7	%		$187,400	
12.4	Environmental management	0.5	%		$13,400	
12.5	Survey/design	5	%		$133,900	
12.6	Supervision/project management	9	%		$240,900	
12.7	Site establishment	2.5	%		$66,900	
12.8	Contingency	20	%		$535,400	
	SUB-TOTAL DELIVERY				**$1,292,000**	
13	**TOTAL ESTIMATED COST**				**$3,969,000**	

MACAULAY PRECINCT
High Level Cost Estimates
RD_08 - Canning Street / Vaughan Terrace

01-February-2022

Item	Description	Quantity	Unit	Rate	Amount	Comments
	WORKS					
1	**DEMOLITION**					
1.1	Earthworks including disposal	2,543	m3	225	572,063	Allowed for excavation and disposal (Cat C). Assumed 300mm under existing roads and footpaths
1.2	Allowance for demolition of existing kerbs	480	m	81	39,000	
1.3	Allowance for demolition of existing footpaths	1,340	m2	56	75,375	
1.4	Allowance to milling of existing asphalt road	4,985	m2	13	62,313	
1.5	Allowance to decommission existing street lights					Assume existing street lights will remain in current locations
1.6	Allowance to remove existing street furniture etc.	1	item	6,000	6,000	
1.7	Allowance for demolition of existing buildings					
2	**ROAD PAVEMENT**					
2.1	New pavement	1,900	m2	184	349,125	
2.2	Pedestrian Path	2,500	m2	135	337,500	
2.3	Bike Path	850	m2	135	114,750	
3	**KERB WORKS**					
3.1	Kerb and Channel	347	LM	813	281,938	
3.2	Kerb to centre median					
3.3	Tactiles	4	m2	3,600	12,960	
4	**DRAINAGE**					
4.1	Drainage - pipes	347	LM	800	277,600	
4.2	Drainage - pits	8	No.	5,000	40,000	
4.3	Drainage – Sub-soil drainage					
4.4	Drainage – Miscellaneous *(Description)*					
5	**TRAFFIC**					
5.1	Traffic Signals - modification of existing					
5.2	Traffic Safety					
6	**LANDSCAPE**					
6.1	Trees -vegetation	15	No.	250	3,750	
6.2	Trees -pedestrian path	5	No.	1,875	9,375	
6.3	Landscaping - vegetation	1,075	m2	75	80,625	
7	**STREET LIGHTING**					
7.1	Street Lighting					Assume existing lights to remain in current position.
7.2	Bike Path Lighting					
7.3	Allowance for underground electrical cable					
8	**UTILITIES**					
8.1	Allowance for non-disruptive digging	3	Item	18,750	56,250	
8.2	New water					
8.3	New sewer					
8.4	New telco					
8.5	New gas					
8.6	Relocate GAS	100	m	563	56,250	
8.7	Relocate Telco	100	m	625	62,500	
8.8	Relocate Water	100	m	375	37,500	
8.9	Protect utilities (Provisional Sum)					
8.10	Gas transmission					
8.11	Allowance for adjustment of existing utilities covers	1	Item	10,000	10,000	
9	**STREET FURNITURE**					
9.1	Bins	6	No	6,150	36,900	Allowed for 3 sets of bins.
9.2	Seating					
9.3	Bike hoops					
10	**MISCELLANEOUS**					
10.1	Line marking	1	Item	12,000	12,000	
10.2	Regulatory Signage	8	No.	750	6,000	
10.3	Works maintenance – up to 1 year					
10.4	Landscape maintenance – 1yr/2 summers					
10.5	Traffic signals 10 year Maintenance Fee					
	SUB-TOTAL WORKS				**2,540,000**	
12	**DELIVERY**					
12.1	Council Fees	3.25	%		82,600	
12.2	VicRoads Fees	1	%		25,400	
12.3	Traffic Management	7	%		177,800	
12.4	Environmental Management	0.5	%		12,700	
12.5	Survey/Design	5	%		127,000	
12.6	Supervision/Project Management	9	%		228,600	
12.7	Site Establishment	2.5	%		63,500	
12.8	Contingency	20	%		508,000	
	SUB-TOTAL DELIVERY				**1,226,000**	
13	**TOTAL ESTIMATED COST**	**6,325**	**m2**	**595**	**3,766,000**	

MACAULAY PRECINCT
High Level Cost Estimates
IN_01 - Macaulay Road/ Stubbs Street/ Bent Street Intersection

01-February-2022

Item	Description	Quantity	Unit	Rate	Amount	Comments
	WORKS					
1	**DEMOLITION**					
1.1	Earthworks including disposal	676	m3	225	152,145	Allowed for excavation and disposal (Cat C). Assumed 300mm under existing roads and footpaths
1.2	Allowance for demolition of existing kerbs	231	m	81	18,769	
1.3	Allowance for demolition of existing footpaths	813	m2	56	45,731	
1.4	Allowance to milling of existing asphalt road	1,441	m2	13	18,013	
1.5	Allowance to decommission existing street lights					Assume existing street lights will remain in current locations
1.6	Allowance to remove existing street furniture etc.	1	item	6,000	6,000	
1.7	Allowance for demolition of existing buildings					
2	**ROAD PAVEMENT**					
2.1	New pavement	936	m2	184	171,990	
2.2	Pedestrian Path	813	m2	135	109,755	
2.3	Bike Path - 2.2m x 2	505	m2	135	68,175	
3	**KERB WORKS**					
3.1	Kerb and Channel	227	LM	813	184,438	
3.2	Kerb to centre median		LM	500	-	
3.3	Tactiles	6	m2	3,600	20,736	
4	**DRAINAGE**					
4.1	Drainage - pipes	227	LM	800	181,600	
4.2	Drainage - pits	8	No.	5,000	40,000	
4.3	Drainage – Sub-soil drainage					
4.4	Drainage – Miscellaneous *(Description)*					
5	**TRAFFIC**					
5.1	Traffic Signals - modification of existing	1	Item	200,000	200,000	Allowance for relocating the existing traffic signal lights to suit the new layout
5.2	Traffic Safety					
6	**LANDSCAPE**					
6.1	Trees -centre median					
6.2	Trees -pedestrian path	6	No.	1,875	11,250	Allowance for additional trees
6.3	Landscaping - centre median					
7	**STREET LIGHTING**					
7.1	Street Lighting					Assume existing lights to remain in current position.
7.2	Bike Path Lighting					
7.3	Allowance for underground electrical cable					
8	**UTILITIES**					
8.1	Allowance for non-disruptive digging	3	Item	18,750	56,250	
8.2	New water					
8.3	New sewer					
8.4	New telco					
8.5	Relocate Gas	100	m	563	56,250	
8.6	Relocate Telco	100	m	625	62,500	
8.7	Relocate Water	100	m	375	37,500	
8.8	Protect utilities (Provisional Sum)					
8.9	Gas transmission					
8.11	Allowance for adjustment of existing utilities covers	1	Item	8,000	8,000	
9	**STREET FURNITURE**					
9.1	Bins	6	No	6,150	36,900	Allowed for 3 sets of bins.
9.2	Seating					
9.3	Bike hoops					
10	**MISCELLANEOUS**					
10.1	Line marking	1	Item	17,000	17,000	
10.2	Regulatory Signage	10	No.	750	7,500	
10.3	Works maintenance – up to 1 year					
10.4	Landscape maintenance – 1yr/2 summers					
10.5	Traffic signals 10 year Maintenance Fee					
	SUB-TOTAL WORKS				**1,511,000**	
12	**DELIVERY**					
12.1	Council Fees	3.25	%		49,100	
12.2	VicRoads Fees	1	%		15,100	
12.3	Traffic Management	7	%		105,800	
12.4	Environmental Management	0.5	%		7,600	
12.5	Survey/Design	5	%		75,600	
12.6	Supervision/Project Management	9	%		136,000	
12.7	Site Establishment	2.5	%		37,800	
12.8	Contingency	20	%		302,200	
	SUB-TOTAL DELIVERY				**729,000**	
13	**TOTAL ESTIMATED COST**	**2,254**	**m2**	**994**	**2,240,000**	

MACAULAY PRECINCT
High Level Cost Estimates
IN_02 - Boundary Road/ Alfred Street Intersection

01-February-2022

Item	Description	Quantity	Unit	Rate	Amount	Comments
	WORKS					
1	**DEMOLITION**					
1.1	Earthworks including disposal	1,225	m3	225	275,603	Allowed for excavation and disposal (Cat C). Assumed 300mm under existing roads and footpaths
1.2	Allowance for demolition of existing kerbs	262	m	81	21,288	
1.3	Allowance for demolition of existing footpaths	949	m2	56	53,381	
1.4	Allowance to milling of existing asphalt road	2,150	m2	13	26,875	
1.5	Allowance to decommission existing street lights					Assume existing street lights will remain in current locations
1.6	Allowance to remove existing street furniture etc.	1	item	6,000	6,000	
1.7	Allowance for demolition of existing buildings					
2	**ROAD PAVEMENT**					
2.1	New pavement	1,192	m2	184	219,030	
2.2	Pedestrian Path	949	m2	135	128,115	
2.3	Bike Path	466	m2	135	62,910	
3	**KERB WORKS**					
3.1	Kerb and Channel	288	LM	813	234,000	
3.2	Kerb to centre median					
3.3	Tactiles	3	m2	3,600	10,368	
4	**DRAINAGE**					
4.1	Drainage - pipes	288	LM	800	230,400	
4.2	Drainage - pits	8	No.	5,000	40,000	
4.3	Drainage – Sub-soil drainage					
4.4	Drainage – Miscellaneous *(Description)*					
5	**TRAFFIC**					
5.1	Traffic Signals - modification of existing					Assume no new traffic signal required
5.2	Traffic Safety					
6	**LANDSCAPE**					
6.1	Trees -vegetation	4	No.	250	1,000	
6.2	Trees -pedestrian path	6	No.	1,875	11,250	
6.3	Landscaping - vegetation	492	m2	75	36,900	
7	**STREET LIGHTING**					
7.1	Street Lighting					Assume existing lights to remain in current position.
7.2	Bike Path Lighting					
7.3	Allowance for underground electrical cable					
8	**UTILITIES**					
8.1	Allowance for non-disruptive digging	3	Item	18,750	56,250	
8.2	New water					
8.3	New sewer					
8.4	New telco					
8.5	New gas					
8.6	Relocate GAS	100	m	563	56,250	
8.7	Relocate Telco	100	m	625	62,500	
8.8	Relocate Water	100	m	375	37,500	
8.9	Protect utilities (Provisional Sum)					
8.10	Gas transmission					
8.11	Allowance for adjustment of existing utilities covers	1	Item	8,000	8,000	
9	**STREET FURNITURE**					
9.1	Bins	8	No	6,150	49,200	Allowed for 4 sets of bins.
9.2	Seating					
9.3	Bike hoops					
10	**MISCELLANEOUS**					
10.1	Line marking	1	Item	16,000	16,000	
10.2	Regulatory Signage	10	No.	750	7,500	
10.3	Works maintenance – up to 1 year					
10.4	Landscape maintenance – 1yr/2 summers					
10.5	Traffic signals 10 year Maintenance Fee					
	SUB-TOTAL WORKS				**1,650,000**	
12	**DELIVERY**					
12.1	Council Fees	3.25	%		53,600	
12.2	VicRoads Fees	1	%		16,500	
12.3	Traffic Management	7	%		115,500	
12.4	Environmental Management	0.5	%		8,300	
12.5	Survey/Design	5	%		82,500	
12.6	Supervision/Project Management	9	%		148,500	
12.7	Site Establishment	2.5	%		41,300	
12.8	Contingency	20	%		330,000	
	SUB-TOTAL DELIVERY				**796,000**	
13	**TOTAL ESTIMATED COST**	**3,099**	**m2**	**789**	**2,446,000**	

MACAULAY PRECINCT
High Level Cost Estimates
IN_03 - Boundary Road/ Sutton Street Intersection

01-February-2022

Item	Description	Quantity	Unit	Rate	Amount	Comments
	WORKS					
1	**DEMOLITION**					
1.1	Earthworks including disposal	1,068	m3	225	240,300	Allowed for excavation and disposal (Cat C). Assumed 300mm under existing roads and footpaths
1.2	Allowance for demolition of existing kerbs	263	m	81	21,369	
1.3	Allowance for demolition of existing footpaths	887	m2	56	49,894	
1.4	Allowance to milling of existing asphalt road	1,907	m2	13	23,838	
1.5	Allowance to decommission existing street lights					Assume existing street lights will remain in current locations
1.6	Allowance to remove existing street furniture etc.	1	item	6,000	6,000	
1.7	Allowance for demolition of existing buildings					
2	**ROAD PAVEMENT**					
2.1	New pavement	1,161	m2	184	213,334	
2.2	Pedestrian Path	887	m2	135	119,745	
2.3	Bike Path	363	m2	135	49,005	
3	**KERB WORKS**					
3.1	Kerb and Channel	270	LM	813	219,375	
3.2	Kerb to centre median					
3.3	Tactiles	3	m2	3,600	10,368	
4	**DRAINAGE**					
4.1	Drainage - pipes	270	LM	800	216,000	
4.2	Drainage - pits	8	No.	5,000	40,000	
4.3	Drainage – Sub-soil drainage					
4.4	Drainage – Miscellaneous *(Description)*					
5	**TRAFFIC**					
5.1	Traffic Signals - modification of existing					Assume no new traffic signal required
5.2	Traffic Safety					
6	**LANDSCAPE**					
6.1	Trees -vegetation	4	No.	250	1,000	
6.2	Trees -pedestrian path	6	No.	1,875	11,250	
6.3	Landscaping - vegetation	383	m2	75	28,725	
7	**STREET LIGHTING**					
7.1	Street Lighting					Assume existing lights to remain in current position.
7.2	Bike Path Lighting					
7.3	Allowance for underground electrical cable					
8	**UTILITIES**					
8.1	Allowance for non-disruptive digging	3	Item	18,750	56,250	
8.2	New water					
8.3	New sewer					
8.4	New telco					
8.5	New gas					
8.6	Relocate GAS	100	m	563	56,250	
8.7	Relocate Telco	100	m	625	62,500	
8.8	Relocate Water	100	m	375	37,500	
8.9	Protect utilities (Provisional Sum)					
8.10	Gas transmission					
8.11	Allowance for adjustment of existing utilities covers	1	Item	8,000	8,000	
9	**STREET FURNITURE**					
9.1	Bins	8	No	6,150	49,200	Allowed for 4 sets of bins.
9.2	Seating					
9.3	Bike hoops					
10	**MISCELLANEOUS**					
10.1	Line marking	1	Item	17,000	17,000	
10.2	Regulatory Signage	10	No.	750	7,500	
10.3	Works maintenance – up to 1 year					
10.4	Landscape maintenance – 1yr/2 summers					
10.5	Traffic signals 10 year Maintenance Fee					
	SUB-TOTAL WORKS				**1,544,000**	
12	**DELIVERY**					
12.1	Council Fees	3.25	%		50,200	
12.2	VicRoads Fees	1	%		15,400	
12.3	Traffic Management	7	%		108,100	
12.4	Environmental Management	0.5	%		7,700	
12.5	Survey/Design	5	%		77,200	
12.6	Supervision/Project Management	9	%		139,000	
12.7	Site Establishment	2.5	%		38,600	
12.8	Contingency	20	%		308,800	
	SUB-TOTAL DELIVERY				**745,000**	
13	**TOTAL ESTIMATED COST**	**2,794**	**m2**	**819**	**2,289,000**	

MACAULAY PRECINCT
High Level Cost Estimates
IN_04- Boundary Road/ Mark Street Intersection

01-February-2022

Item	Description	Quantity	Unit	Rate	Amount	Comments
	WORKS					
1	**DEMOLITION**					
1.1	Earthworks including disposal	661	m3	225	148,770	Allowed for excavation and disposal (Cat C). Assumed 300mm under existing roads and footpaths
1.2	Allowance for demolition of existing kerbs	182	m	81	14,788	
1.3	Allowance for demolition of existing footpaths	612	m2	56	34,425	
1.4	Allowance to milling of existing asphalt road	1,264	m2	13	15,800	
1.5	Allowance to decommission existing street lights					Assume existing street lights will remain in current locations
1.6	Allowance to remove existing street furniture etc.	1	item	5,000	5,000	
1.7	Allowance for demolition of existing buildings					
2	**ROAD PAVEMENT**					
2.1	New pavement	836	m2	184	153,615	
2.2	Pedestrian Path	612	m2	135	82,620	
2.3	Bike Path	264	m2	135	35,640	
3	**KERB WORKS**					
3.1	Kerb and Channel	187	LM	813	151,938	
3.2	Kerb to centre median					
3.3	Tactiles	1	m2	3,600	5,184	
4	**DRAINAGE**					
4.1	Drainage - pipes	187	LM	800	149,600	
4.2	Drainage - pits	5	No.	5,000	25,000	
4.3	Drainage – Sub-soil drainage					
4.4	Drainage – Miscellaneous *(Description)*					
5	**TRAFFIC**					
5.1	Traffic Signals - modification of existing					Assume no new traffic signal required
5.2	Traffic Safety					
6	**LANDSCAPE**					
6.1	Trees -vegetation	2	No.	250	500	
6.2	Trees -pedestrian path	5	No.	1,875	9,375	
6.3	Landscaping - vegetation	164	m2	75	12,300	
7	**STREET LIGHTING**					
7.1	Street Lighting					Assume existing lights to remain in current position.
7.2	Bike Path Lighting					
7.3	Allowance for underground electrical cable					
8	**UTILITIES**					
8.1	Allowance for non-disruptive digging	3	Item	18,750	56,250	
8.2	New water					
8.3	New sewer					
8.4	New telco					
8.5	New gas					
8.6	Relocate GAS	100	m	563	56,250	
8.7	Relocate Telco	100	m	625	62,500	
8.8	Relocate Water	100	m	375	37,500	
8.9	Protect utilities (Provisional Sum)					
8.10	Gas transmission					
8.11	Allowance for adjustment of existing utilities covers	1	Item	6,000	6,000	
9	**STREET FURNITURE**					
9.1	Bins	6	No	6,150	36,900	Allowed for 3 sets of bins.
9.2	Seating					
9.3	Bike hoops					
10	**MISCELLANEOUS**					
10.1	Line marking	1	Item	12,000	12,000	
10.2	Regulatory Signage	8	No.	750	6,000	
10.3	Works maintenance – up to 1 year					
10.4	Landscape maintenance – 1yr/2 summers					
10.5	Traffic signals 10 year Maintenance Fee					
	SUB-TOTAL WORKS				**1,118,000**	
12	**DELIVERY**					
12.1	Council Fees	3.25	%		36,300	
12.2	VicRoads Fees	1	%		11,200	
12.3	Traffic Management	7	%		78,300	
12.4	Environmental Management	0.5	%		5,600	
12.5	Survey/Design	5	%		55,900	
12.6	Supervision/Project Management	9	%		100,600	
12.7	Site Establishment	2.5	%		28,000	
12.8	Contingency	20	%		223,600	
	SUB-TOTAL DELIVERY				**540,000**	
13	**TOTAL ESTIMATED COST**	**1,876**	**m2**	**884**	**1,658,000**	

6.2.19 IN-01: Macaulay Road / Boundary Road (IN_05)

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
	WORKS					
1	**DEMOLITION**					
1.1	Earthworks including disposal	816	m^3	225	$183,532.50	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	418	m	81	$33,858.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	560	m^2	56	$31,360.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m^2	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m^2	50	$–	N/A
2	**ROAD PAVEMENT**					
2.1	New pavement	1,729	m^2	240	$414,960.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	560	m^2	135	$75,600.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	430	m^2	135	$58,050.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	**KERB WORKS**					
3.1	Kerb and channel	238	LM	813	$193,494.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	180	LM	500	$90,000.00	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	$14,400.00	Panda Granite
4	**DRAINAGE**					
4.1	Drainage – pipes	238	LM	713	$169,694.00	450mm on both sides of road
4.2	Drainage – pits	5	No.	3,750	$18,750.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	238	LM	150	$35,700.00	N/A
4.4	Drainage – miscellaneous		Item		$–	N/A
5	**TRAFFIC**					
5.1	Traffic signals		Item	200,000	$–	
5.2	Traffic safety		Item	–	$–	N/A
6	**LANDSCAPE**					
6.1	Trees – centre median	7	No.	250	$1,750.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	20	No.	1,875	$37,500.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median	95	m^2	75	$7,125.00	
7	**STREET LIGHTING**					
7.1	Street lighting	4	No.	12,500	$50,000.00	Assumed 4 nos
7.2	Bike path lighting	10	No.	12,500	$125,000.00	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	**UTILITIES**			–		
8.1	Allowance for non-disruptive digging	2	Item	18,750	$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	$–	
8.3	New sewer		m	805	$–	
8.4	New telco		m	75	$–	
8.5	New gas		PS	10,000	$–	
8.6	Relocate gas		m	563	$–	
8.7	Relocate telco		m	625	$–	
8.8	Relocate water	105	m	375	$39,375.00	
8.9	Protect utilities (provisional sum)	1	PS	50,000	$50,000.00	
8.10	Gas transmission		m	10,000	$–	
9	**MISCELLANEOUS**					
9.1	Line marking	1	Item	5,000	$5,000.00	
9.2	Regulatory signage	10	no	750	$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers		Item	7,500	$–	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	$–	Not in scope
	SUB-TOTAL WORKS				**$1,704,000.00**	
12	**DELIVERY**					
12.1	Council fees	3.25	%		$55,400.00	
12.2	Other authority fees	1	%		$17,000.00	
12.3	Traffic management	7	%		$119,300.00	
12.4	Environmental management	0.5	%		$8,500.00	
12.5	Survey/design	5	%		$85,200.00	
12.6	Supervision/project management	9	%		$153,400.00	
12.7	Site establishment	2.5	%		$42,600.00	
12.8	Contingency	20	%		$340,800.00	
	SUB-TOTAL DELIVERY				**$822,000.00**	
13	**TOTAL ESTIMATED COST**				**$2,526,000.00**	

OS_01 - Macaulay Terraces

Macaulay Urban Renewal Precinct
City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

1.2 Stubbs Precinct - Macaulay Terraces (Stubbs Street IWM Site)			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
	WORKS													
1	**SITEWORKS AND EARTHWORKS**													
1.1	Allowance for general demolition	Includes disposal, removal of sundries, etc.	10,825	m2	25	270,625	-	m2	25	-	10,825	m2	25	270,625
1.2	Earthworks - contaminated soil	Disposal of Cat C - allowance for 100mm across site area	1,083	m3	225	243,563	-	m3	225	-	1,083	m3	225	243,563
1.3	Earthworks - Bulk cut and fill	Based on sectional area x length of site	-	m3	50	-	10,104	m3	50	505,200	10,104	m3	50	505,200
1.4	Allowance for demolition of existing kerbs		-	m	80	-	-	m	80	-	-	m	80	-
1.5	Allowance for demolition of existing footpaths		-	m2	55	-	-	m2	55	-	-	m2	55	-
1.6	Allowance to make good to existing public pavements	Make good to existing Moonee Pond Creek Trail - EXCLUDED Make good pedestrian path (outside boundary)	225	m2	100	22,500	-	m2	100	-	225	m2	100	22,500
1.7	Allowance to mill existing asphalt road		-	m2	15	-	-	m2	15	-	-	m2	15	-
1.8	Allowance to decommission existing street lights	Sundry allowance	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.9	Allowance to remove existing street furniture, etc.	Including gates, bollards, seats, etc.	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.10	Allowance for feature mounds	N/A	-	m3	75	-	-	m3	75	-	-	m3	75	-
1.11	Allowance for ponds	Make good to existing Moonee Ponds Creek embankment	1	m2	250	250	-	m2	250	-	1	m2	250	250
1.12	Allowance for demolition of existing asphalt carpark		-	m2	55	-	-	m2	55	-	-	m2	55	-
1.13	Allowance for demolition of existing buildings	Measured Flat	1,323	m2	100	132,300	-	m2	100	-	1,323	m2	100	132,300
1.14	Allowance for removal of existing trees	Sundry allowance	1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
1.15	Demolish existing levee wall	Including footings	-	Item	6,000	-	-	Item	6,000	-	-	Item	6,000	-
1.16	Allowance to disconnect and remove existing overhead powerlines	Within project boundary	393	m	1,000	393,000	-	m	1,000	-	393	m	1,000	393,000
1.17	Existing overhead powerlines to be undergrounded	Includes excavation, cables, conduits, fill, etc.	393	m	3,500	1,375,500	-	m	3,500	-	393	m	3,500	1,375,500
1.18	Recycle & reuse existing bluestone kerb & channels	As advised by Architects	-	m	200	-	-	m	200	-	-	m	200	-
						-								-
2	**ROAD PAVEMENT**		-			-	-		-	-	-		-	-
2.1	Make good to existing roads, i.e. resurfacing, line markings, etc. - PROVISIONAL SUM	These types of works generally include alterations to line-marking, multiple road openings and require full resurfacing of the road.	1	Item	50,000	50,000	-	Item	50,000	-	1	Item	50,000	50,000
						-								-
3	**CONCRETE WORKS**	EXCLUDED	-			-	-		-	-	-		-	-
						-								-
4	**DRAINAGE**					-								-
4.1	Drainage - pipes	EXCLUDED	-	m	715	-	-	m	715	-	-	m	713	-
4.2	Drainage - pits	EXCLUDED	-	No.	3,800	-	-	No.	3,800	-	-	No.	3,750	-
4.3	Drainage – Sub-soil drainage	EXCLUDED	-	m	200	-	-	m	200	-	-	m	150	-
4.4	1200 x 900 x 2 culverts	EXCLUDED	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
4.5	Culvert headwall	EXCLUDED	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
4.6	Drainage – Miscellaneous *(Description)*	Minor allowance to make good to existing drainage	10,825	m2	5	54,125	1	Item	15,000	15,000	1	Item	69,125	69,125
						-								-
5	**TRAFFIC**					-								-
5.1	Traffic Signals		-	Item	-	-	-	Item		-	-	Item		-
5.2	Traffic Safety		-	Item	-	-	-	Item		-	-	Item		-
						-								-
6	**LANDSCAPE**					-								-
	Vegetation					-								-
6.1	Trees - 75% 45L pot size & 25% 155L pot size	Includes 75mm mulch, 400 thick organic soil, 300 deel cultivated subgrade, 3 No. hardwood stakes	102	No.	450	45,900	-	No.	450	-	102	No.	450	45,900
6.2	Tree Pit TP01 - Structural soil	Tree pit w structural soil	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.3	Tree Pit TP02 - Bio Retention pit	Tree pit with bio-retention tree pit	-	No.	2,000	-	-	No.	2,000	-	-	No.	2,000	-
6.4	Vegitation Type VE01 - Wicking Lawn	Includes soil preparation, 150 thick soil media, 150 thick subsoil cultivation,	916	m2	250	229,000	-	m2	250	-	916	m2	250	229,000
6.5	Vegitation Type VE02 - Planting Layout	Planting layout - 75thick mulch, 600 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	792	m2	280	221,760	-	m2	280	-	792	m2	280	221,760
6.6	Vegitation Type VE03 - Wetland	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick	-	m2	250	-	1,719	m2	250	429,750	1,719	m2	250	429,750
6.7	Vegitation Type VE04 - Swale/ Rain garden	Planting layout - 75thick mulch, 400 thick topsoil, organic soil conditioner,	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.8	Vegitation Type VE05 - Slope Embankment	Jute matting, 75 thick mulch, 400 thick topsoil, organic soil conditioner, 300	928	m2	90	83,520	-	m2	90	-	928	m2	90	83,520
6.9	Vegitation Type VE06 - Creek Corridor	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick	3,671	m2	90	330,390	-	m2	90	-	3,671	m2	90	330,390
6.10	Battered slope		682	m2	30	20,460	-	m2	30	-	682	m2	30	20,460
6.11	Allowance for tuffed grass within Play Area		-	m2	-	-	-	m2	-	-	-	m2	-	-
						-								-
	Edges & Paving					-								-
6.12	Type PV01 - Asphalt VEH	Includes 25mm asphalt wearing course, 35mm	-	m2	125	-	-	m2	125	-	-	m2	125	-
6.13	Type PV02 - Granitic sand	Includes 50mm granitic sand over 90mm Class 3 compacted crushed rock	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.14	Type PV03 - Sawn bluestone paving (standrd)	Includes 40mm thick sawn bluestone pavers, 50 thick mortar, 100 thick	-	m2	300	-	-	m2	300	-	-	m2	300	-
6.15	Type PV04 - Sawn bluestone paving (small)	Includes 60mm thick sawn bluestone pavers, 50 thick mortar, 200 thick	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.16	Type PV05 - Timber decking/ boardwalk		-	m2	350	-	-	m2	350	-	-	m2	350	-
6.17	Type PV06 - 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.18	Type PV07 - Permeable aggregate (tree)	40mm 'Spring Rockpave' , woven fabric, 60mm	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.19	Type PV08 - Concrete	125mm thick concrete and 100mm thick Class 3 FCR subbase	43	m2	150	6,450	-	m2	150	-	43	m2	150	6,450
6.20	Type PV09 - Mulch	Removed from scope	-	m2	35	-	-	m2	35	-	-	m2	35	-
6.21	Type PV10 - FRP Decking PED	Fibreglass reinforced plastic including steel frame, kickrail, etc.	1,187	m2	500	593,500	-	m2	500	-	1,187	m2	500	593,500
6.22	Type PV11 - FRP Decking VEH	Fibreglass reinforced plastic including steel frame, kickrail, etc.	325	m2	850	276,250	-	m2	850	-	325	m2	850	276,250
6.23	Type PV12 - Bluestone Pitcher VEH	Sawn bluestone pitchers including 75 thick mortar, 150 thick Class 2 FCR	-	m2	520	-	-	m2	520	-	-	m2	520	-
6.24	Type PV13 - Concrete VEH	200 thick concrete slab including 100 thick Class 3 FCR on approved subgrade	-	m2	180	-	-	m2	180	-	-	m2	180	-
6.25	Type PV14 - Sports Surface	125 thick sports surface including concrete, asphalt wearing layer, line	-	m2	180	-	-	m2	180	-	-	m2	180	-
6.26	Type PV15 - Informal Access Path	Assumed gravel path	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.27	Type PV16 - Recycled Bluestone Blocks	Recycled Bluestone block boulders within rain garden	-	m	300	-	-	m	300	-	-	m	300	-
6.28	Type PV17 - Concrete exposed VEH	200 thick reinforced insitu concrete paving including 100 thick Class 3 FCR,	1,332	m2	280	372,960	-	m2	280	-	1,332	m2	280	372,960
6.29	Type PV18 - Permeable Asphalt VEH	90 thick porous asphalt including sand/ gravel, geotextile fabric, subsoil	-	m2	200	-	-	m2	200	-	-	m2	200	-
6.30	Type PV19 - Asphalt PED	Includes 25mm asphalt wearing course, 35mm	-	m2	100	-	-	m2	100	-	-	m2	100	-
6.31	Type PV20 - Softfall Rubber	EDM Softfall rubber wearing layer, including recycled rubber impact	-	m2	350	-	-	m2	350	-	-	m2	350	-
6.32	Type PV21 - Softfall Sand	500 thick playground sand	-	m2	100	-	-	m2	100	-	-	m2	100	-
6.33	Type PV22 - Concrete exposed PED	125 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish, etc.	38	m2	3,500	133,000	-	m2	3,500	-	38	m2	3,500	133,000
6.34	Type SR01 - Concrete stair	Precast concrete stairs including stair nosing, inlay strips, etc.	-	m/rise	3,500	-	-	m/rise	3,500	-	-	m/rise	3,500	-

OS_01 - Macaulay Terraces

Macaulay Urban Renewal Precinct
City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

1.2 Stubbs Precinct - Macaulay Terraces (Stubbs Street IWM Site)			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
6.35	Type SR02 - Concrete exposed stairs	Insitu concrete stairs including formwork, footings, stair nosing, finish ,etc.	4	m/rise	4,000	16,000	-	m/rise	4,000	-	4	m/rise	4,000	16,000
6.36	Type SR03 - FRP decking stair	Fibreglass reinforced plastic stairs including steel frame, kickrail, handrail,	14	m/rise	4,500	60,750	-	m/rise	4,500	-	14	m/rise	4,500	60,750
6.37	Type SR03 - FRP decking stair	Tiered seating	-	m/rise	5,000	-	-	m/rise	5,000	-	-	m/rise	5,000	-
6.38	Extra over to form ramps		-	m2	50	-	-	m2	50	-	-	m2	50	-
6.39	Type TG01 - Hazard TGSI		1	Item	98,000	98,000	-	Item	7,500	-	1	Item	98,000	98,000
6.40	Type TG02 - Directional		1	Item	8,000	8,000	-	Item	7,500	-	1	Item	8,000	8,000
6.41	Type ED01 - Bluestone kerb	Sawn bluestone kerb and channel	-	m	700	-	-	m	700	-	-	m	700	-
6.42	Type ED03 - Timber edging		-	m	25	-	-	m	25	-	-	m	25	-
6.43	Type ED04 - Concrete edge		-	m	200	-	-	m	200	-	-	m	200	-
6.44	Type ED06 - Steel edge	100 high mild steel edging	-	m	50	-	-	m	50	-	-	m	50	-
6.45	Type ED07 - Steel hoops		-	m	75	-	-	m	75	-	-	m	75	-
6.46	Type ED08 - Access ramp	Allowance for concrete edging	-	No.	2,500	-	-	No.	2,500	-	-	No.	2,500	-
6.47	Type ED10 - Dolphin Kerb	Sawn bluestone brocken kerb	-	m	300	-	-	m	300	-	-	m	300	-
6.48	Type ED11 - Bluestone Edge	Sawn bluestone raised edge	211	m	300	63,300	-	m	300	-	211	m	300	63,300
6.49	Type ED12 - Semi-mountable kerb	Sawn bluestone kerb and channel		m	650	-	-	m	650	-	-	m	650	-
						-				-	-			-
	Walls and Fencing					-				-	-			-
6.50	Wall type WL01 - Brick retaining wall	Includes foundations	-	m	1,250	-	-	m	1,250	-	-	m	1,250	-
6.51	Wall type WL02 - Bluestone wall <1m	Includes foundations	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.52	Wall type WL02 - Bluestone wall 1-2m	Including footings, protruding fins/ buttons, etc. (Allowed 1m high)	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.53	Wall type WL03 - Split face bluestone wall <1m	Including footings	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.54	Wall type WL03 - Split face bluestone wall 1-2m	Including footings	-	m	1,700	-	244	m	1,700	414,800	244	m	1,700	414,800
6.55	Wall type WL03 - Split face bluestone wall 2-3m	Including footings	-	m	2,100	-	250	m	2,100	525,000	250	m	2,100	525,000
6.56	Wall type WL04 - Levee wall	Insitu concrete wall including footigns, formwork, etc.	-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
6.57	Make good to existing levee walls	Included in line item above	-	m	500	-	-	m	500	-	-	m	500	-
6.58	Fence Type FN01 - fencing and gate	Includes posts	-	m	625	-	-	m	625	-	-	m	625	-
6.59	DSS LEEVEE Wall	Excluded	-	m	-	-	-	m	-	-	-	m	-	-
6.60	High quality rail fence	Excluded	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
						-				-	-			-
	Furniture, Handrail & Equipment					-				-	-			-
6.61	Type FR01 - Bench	700 wide stainless steel bench seat	7	No.	5,700	39,900	-	No.	5,700	-	7	No.	5,700	39,900
6.62	Type FR02 - Seat	Stainless steel park seat	9	No.	5,300	47,700	-	No.	5,300	-	9	No.	5,300	47,700
6.63	Type FR03 - Custom Seat	2500 x 600 wide steel and timber custom seat	11	m	2,600	28,600	-	m	2,600	-	11	m	2,600	28,600
6.64	Type FR04 - Bins	Set of 2 - Recycling and Waste + Dog Bin	5	No.	5,300	26,500	-	No.	5,300	-	5	No.	5,300	26,500
6.65	Type FR05 - Drinking Fountain	Including dog bowl and water supply connections	3	No.	7,500	22,500	-	No.	7,500	-	3	No.	7,500	22,500
6.66	Type FR06 - Bike Hoop	Stainless steel including 300mm deep concrete footings	3	No.	500	1,500	-	No.	500	-	3	No.	500	1,500
6.67	Type FR07 - Tree guard & grate (Bio retention tree	Stainless steel tree protection in powdercoat finish	-	No.	1,625	-	-	No.	1,625	-	-	No.	1,625	-
6.68	Type FR08 - Picnic Table	Stainless steel and timber picnic table	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.69	Type FR09 - Picnic Table (Custom)	Timber and steel custom table	-	No.	4,500	-	-	No.	4,500	-	-	No.	4,500	-
6.70	Type FR10 - Double BBQ set	Includes electrical connection and installation	-	No.	11,500	-	-	No.	11,500	-	-	No.	11,500	-
6.71	Type FR11-A - Bollard (HVM Fixed)		-	No.	550	-	-	No.	550	-	-	No.	550	-
6.72	Type FR11-B - Bollard (HVM Removable)	Removable fin bollard including footing	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.73	Type FR12-A - Bollard (Non HVM Fixed)		-	No.	3,125	-	-	No.	3,125	-	-	No.	3,125	-
6.74	Type FR12-B - Bollard (Non HVM Removable)		-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.75	Type FR13 - Rock feature	Basalt boulders	-	m	300	-	-	m	300	-	-	m	300	-
6.76	Type FR14 - Park swivel chair		-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.77	Type FR15 - Bike Station	Including footings	-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.78	Type HR01 - Balustrade	1000 min. high custom steel balustrade in powdercoated finish	597	m	1,500	895,500	-	m	1,500	-	597	m	1,500	895,500
6.79	Type HR02 - Handrail	800 high stainless steel handrail including posts, footings, etc.	-	m	800	-	-	m	800	-	-	m	800	-
6.80	Type PL01 - Skate park item area	Including footings - PROVISIONAL SUM ALLOWANCE	-	m2	650	-	-	m2	650	-	-	m2	650	-
6.81	Type PL02 - Outdoor fitness equipment		-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.82	Type PL03 - Water Play Item	Including water connecitons - PROVISIONAL SUM ALLOWANCE	28	m2	1,500	42,000	-	m2	1,500	-	28	m2	1,500	42,000
6.83	Type PL04 - Nature Play	Assortment of rock, logs, surface treatments, etc. - PROVISIONAL SUM	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.84	Type PL05 - Play	Childrens play equipment - PROVISIONAL SUM ALLOWANCE	-	Item	150,000	-	-	Item	150,000	-	-	Item	150,000	-
6.85	Steel hoop fence around garden bed type VE02	Including posts, finishes, etc.	515	m	250	128,750	-	m	250	-	515	m	250	128,750
6.86	Type PL06 - Multi Sport Play Area		-	m2	250	-	-	m2	250	-	-	m2	250	-
						-				-	-			-
	Architecture & Site Structures					-				-	-			-
6.87	Type SS01 - proposed bridge by others	Pedestrian crossing	446	m2	-	-	-	m2	-	-	446	m2	-	-
6.88	Type SS02 - shade structure	Including steel posts and frame, metal roof decking, rainwater goods, etc.	166	m2	1,000	166,000	-	m2	1,000	-	166	m2	1,000	166,000
6.89	Type SS03 - steel structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.90	Type SS04 - timber structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.91	Type SS05 - Toilet (self cleaning)	Prefabricated modular toilets including steel frame, stainless steel sheet	1	Item	300,000	300,000	-	Item	300,000	-	1	Item	300,000	300,000
6.92	Kiosk	Provisional Sum Allowance	12	m2	3,500	42,000	-	m2	3,500	-	12	m2	3,500	42,000
						-				-	-			-
7	**STREET LIGHTING**					-				-	-			-
7.10	Type - LT01 Street/ Park light	Solar Lights	12	No.	15,000	180,000	-	No.	15,000	-	12	No.	15,000	180,000
7.20	Street Lighting - Bike path		-	No.	12,500	-	-	No.	12,500	-	-	No.	12,500	-
7.30	Type - LT02 Light		-	No.	30,000	-	-	No.	30,000	-	-	No.	30,000	-
7.4	Conduits	Included below	-	m2	-	-	-	m2	-	-	-	No.	-	-
						-				-	-			-
8	**UTILITIES**					-				-	-			-
8.10	Allowance for non-disruptive digging		1	Item	30,000	30,000	-	Item	30,000	-	1	Item	30,000	30,000
8.20	Type WS01 - Underground irrigation tank		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.30	Type WS02 - Underground storage cells		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.40	Type WR01 - Steel water element	Water channel within rain garden	128	m	1,000	128,000	-	m	1,000	-	128	m	1,000	128,000
8.50	Type WR02 - Weir	Weir within the rain gardens including outlets for water to pass through,	-	m	850	-	-	m	850	-	-	m	850	-
8.60	Allowance for water including connection to existing services		10,824	m2	10	108,240	-	m2	10	-	10,824	m2	10	108,240
8.70	Allowance for sewer including connection to existing services		10,824	m2	5	54,120	-	m2	5	-	10,824	m2	5	54,120
8.80	Allowance for stormwater including connection to existing services		10,824	m2	25	270,600	-	m2	25	-	10,824	m2	25	270,600
8.90	Allowance for irrigation including connection to existing services	Allowed to VE02 and VE05	2,771	m2	30	83,130	-	m2	30	-	2,771	m2	30	83,130
8.10	New telco	EXCLUDED	-	m	75	-	-	m	75	-	-	m	75	-
8.11	New gas	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-

OS_01 - Macaulay Terraces

Macaulay Urban Renewal Precinct
City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

1.2 Stubbs Precinct - Macaulay Terraces (Stubbs Street IWM Site)			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
8.12	Relocate utilities (Provisional Sum)	EXCLUDED	-	Item	-	-	-	Item	-	-	-	Item	-	-
8.13	Protect utilities (Provisional Sum)	Sundry Allowance	1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
8.14	Gas transmission	EXCLUDED	-	m	10,000	-	-	m	10,000	-	-	m	10,000	-
8.15	Allowance for electrical services for sundry items, i.e. street lights, conduits, cables, pits, etc.		10,825	m2	10	108,250	-	m2	10	-	10,825	m2	10	108,250
						-				-				-
9	**MISCELLANEOUS**					-				-				-
9.10	Line marking		1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
9.20	Regulatory Signage		1	Item	100,000	100,000	-	Item	100,000	-	1	Item	100,000	100,000
9.30	Works maintenance – up to 1 year		1	Item	15,000	15,000	-	Item	15,000	-	1	Item	15,000	15,000
9.40	Landscape maintenance – 1yr/2 summers		1	Item	20,000	20,000	-	Item	21,500	-	1	Item	20,000	20,000
9.50	Traffic signals 10 year Maintenance Fee		-	Item	80,000	-	-	Item	80,000	-	-	Item	80,000	-
9.60	Street furniture		-	m	95	-	-	m	95	-	-	m	95	-
9.70	Habitat boxes for targeted bird/owl species	To underside of exit ramp	-	m2	50	-	-	m2	50	-	-	m2	50	-
	SUB-TOTAL WORKS		**10,825**	**m2**	**739**	**8,004,393**	**10,825**	**m2**	**175**	**1,889,750**	**10,825**	**m2**	**914**	**9,894,143**
10	**MISCELLANEOUS**													
10.1	Supervision/Project Management		0.09	**%**		720,395	0.09	%		170,078	0.09	%		890,473
10.2	Site Establishment		0.03	%		200,110	0.03	%		47,244	0.03	%		247,354
	SUB-TOTAL WORKS		**10,825**	**m2**	**85**	**920,505**	**10,825**	**m2**	**20.1**	**217,321**	**10,825**	**m2**	**105**	**1,137,826**
11	**DELIVERY**													
11.1	Council Fees		0.03	%		290,059	0.03	%		68,480	0.03	%		358,539
11.2	Other Authority Fees		0.01	%		89,249	0.01	%		21,071	0.01	%		110,320
11.3	Traffic Management		0.07	%		624,743	0.07	%		147,495	0.07	%		772,238
11.4	Environmental Management		0.01	%		44,624	0.01	%		10,535	0.01	%		55,160
11.5	Survey/Design		0.08	%		713,992	0.08	%		168,566	0.08	%		882,558
11.6	Project Contingency		0.20	%		1,784,980	0.20	%		421,414	0.20	%		2,206,394
11.7	WSUD related infrastructure		0.05	%		446,245	0.05	%		105,354	0.05	%	%	551,598
11.8	Cost Escalation	EXCLUDED	0.00	%		-	0.00	%		-	0.00	%	%	-
	SUB-TOTAL DELIVERY		**10,825**	**m2**	**369**	**3,993,892**	**10,825**	**m2**	**87.1**	**942,914**	**10,825**	**m2**	**456**	**4,936,806**
12	**TOTAL END COST (June, 2021)**		**10,825**	**m2**	**1,193**	**12,918,789**	**10,825**	**m2**	**282**	**3,049,986**	**10,825**	**m2**	**1,475**	**15,968,775**

OS_02 - Moonee Ponds Creek - Bent Street Access

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

2.2a Chelmsford Precinct - Bent Street Access Project			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
	WORKS													
1	**SITEWORKS AND EARTHWORKS**													
1.1	Allowance for general demolition	Includes disposal, removal of sundries, etc.	13,600	m2	25	340,000	-	m2	25	-	13,600	m2	25	340,000
1.2	Earthworks - contaminated soil	Disposal of Cat C - allowance for 100mm across site area	1,360	m3	225	306,000	-	m3	225	-	1,360	m3	225	306,000
1.3	Earthworks - Bulk cut and fill	Based on sectional area x length of site (broken into sections)	2,007	m3	50	100,350	-	m3	50	-	2,007	m3	50	100,350
1.4	Allowance for demolition of existing kerbs		436	m	80	34,880	-	m	80	-	436	m	80	34,880
1.5	Allowance for demolition of existing footpaths		10	m2	55	550	-	m2	55	-	10	m2	55	550
1.6	Allowance to make good to existing public pavements		-	m2	100	-	-	m2	100	-	-	m2	100	-
1.7	Allowance to mill existing asphalt road	Vehiclular grade concrete carpark	1,090	m2	15	16,350	-	m2	15	-	1,090	m2	15	16,350
1.8	Allowance to decommission existing street lights	Sundry allowance	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.9	Allowance to remove existing street furniture, etc.	Sundry allowance	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.10	Allowance for feature mounds	N/A	-	m3	75	-	-	m3	75	-	-	m3	75	-
1.11	Allowance for ponds		-	m2	250	-	-	m2	250	-	-	m2	250	-
1.12	Allowance for demolition of existing carpark	To side of existing road	763	m2	55	41,965	-	m2	55	-	763	m2	55	41,965
1.13	Allowance for demolition of existing buildings		-	m2	100	-	-	m2	100	-	-	m2	100	-
1.14	Allowance for removal of existing trees	Sundry allowance	1	Item	99,000	99,000	-	Item	99,000	-	1	Item	99,000	99,000
1.15	Demolish existing levee wall	Including footings - assumed entire length of site	1	Item	46,800	46,800	-	Item	46,800	-	1	Item	46,800	46,800
1.16	Allowance to disconnect and remove existing overhead powerlines	Within project boundary	920	m	1,000	920,000	-	m	1,000	-	920	m	1,000	920,000
1.17	Existing overhead powerlines to be undergrounded	Includes excavation, cables, conduits, fill, etc.	920	m	3,500	3,220,000	-	m	3,500	-	920	m	3,500	3,220,000
1.18	Recycle & reuse existing bluestone kerb & channels	As advised by Architects	120	m	200	24,000	-	m	200	-	120	m	200	24,000
2	**ROAD PAVEMENT**		-		-	-	-		-	-	-		-	-
2.1	Make good to existing roads, i.e. resurfacing, line markings, etc. - PROVISIONAL SUM	These types of works generally include alterations to line-marking, multiple road openings and require full resurfacing of the road.	1	Item	50,000	50,000	-	Item	50,000	-	1	Item	50,000	50,000
3	**CONCRETE WORKS**	EXCLUDED	-		-	-	-		-	-	-		-	-
4	**DRAINAGE**													
4.1	Drainage - pipes	EXCLUDED	-	m	715	-	-	m	715	-	-	m	715	-
4.2	Drainage - pits	EXCLUDED	-	No.	3,800	-	-	No.	3,800	-	-	No.	3,800	-
4.3	Drainage – Sub-soil drainage	EXCLUDED	-	m	200	-	-	m	200	-	-	m	200	-
4.4	1200 x 900 x 2 culverts	EXCLUDED	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
4.5	Culvert headwall	EXCLUDED	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
4.6	Drainage – Miscellaneous *(Description)*	Minor allowance to make good to existing drainage	13,600	m2	5	68,000	1	Item	20,000	20,000	1	Item	88,000	88,000
5	**TRAFFIC**									-				
5.1	Traffic Signals		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
5.2	Traffic Safety		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
6	**LANDSCAPE**									-				
	Vegetation									-				
6.1	Trees - 75% 45L pot size & 25% 155L pot size	Includes 75mm mulch, 400 thick organic soil, 300 deel cultivated subgrade, 3 No. hardwood stakes	151	No.	450	67,950	-	No.	450	-	151	No.	450	67,950
6.2	Tree Pit TP01 - Structural soil	Tree pit	10	No.	1,000	10,000	-	No.	1,000	-	10	No.	1,000	10,000
6.3	Tree Pit TP02 - Bio Retention pit	Tree pit with bio-retention tree pit	-	No.	2,000	-	-	No.	2,000	-	-	No.	2,000	-
6.4	Vegitation Type VE01 - Wicking Lawn	Includes soil preparation, 150 thick soil media, 150 thick subsoil cultivation, 300mm thick aquifer storage zone of washed river sand	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.5	Vegitation Type VE02 - Planting Layout	Planting layout - 75thick mulch, 600 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	111	m2	280	31,080	-	m2	280	-	111	m2	280	31,080
6.6	Vegitation Type VE03 - Wetland planting	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.7	Vegitation Type VE04 - Swale/ Rain garden garden	Planting layout - 75thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	310	m2	250	77,500	-	m2	250	-	310	m2	250	77,500
6.8	Vegitation Type VE05 - Slope Embankment Embankment	Jute matting, 75 thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	2,514	m2	90	226,260	-	m2	90	-	2,514	m2	90	226,260
6.9	Vegitation Type VE06 - Creek Corridor	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.10	Battered slope		1,749	m2	30	52,470	-	m2	30	-	1,749	m2	30	52,470
6.11	Allowance for tuffed grass within Play Area		-	m2	20	-	-	m2	20	-	-	m2	20	-
	Edges & Paving									-				
6.12	Type PV01 - Asphalt VEH	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	587	m2	125	73,375	-	m2	125	-	587	m2	125	73,375
6.13	Type PV02 - Granitic sand	Includes 50mm granitic sand over 90mm Class 3 compacted crushed rock compacted crushed rock	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.14	Type PV03 - Sawn bluestone paving (standrd)	Includes 40mm thick sawn bluestone pavers, 50 thick mortar, 100 thick	-	m2	300	-	-	m2	300	-	-	m2	300	-
6.15	Type PV04 - Sawn bluestone paving (small)	Includes 60mm thick sawn bluestone pavers, 50 thick mortar, 200 thick concrete slab, 50 thick Class 2 crushed rock	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.16	Type PV05 - Timber decking/ boardwalk		-	m2	350	-	-	m2	350	-	-	m2	350	-
6.17	Type PV06 - 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.18	Type PV07 - Permeable aggregate (tree)	40mm 'Spring Rockpave' , woven fabric, 60mm	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.19	Type PV08 - Concrete	125mm thick concrete and 100mm thick Class 3 FCR subbase	295	m2	150	44,250	-	m2	150	-	295	m2	150	44,250
6.20	Type PV09 - Mulch		-	m2	35	-	-	m2	35	-	-	m2	35	-
6.21	Type PV10 - FRP Decking PED	Fibreglass reinforced plastic including steel frame, kickrail, etc.	328	m2	500	164,000	-	m2	500	-	328	m2	500	164,000
6.22	Type PV11 - FRP Decking VEH	Fibreglass reinforced plastic including steel frame, kickrail, etc.	-	m2	850	-	-	m2	850	-	-	m2	850	-
6.23	Type PV12 - Bluestone Pitcher VEH	Sawn bluestone pitchers including 75 thick mortar, 150 thick Class 2 FCR	344	m2	520	178,880	-	m2	520	-	344	m2	520	178,880
6.24	Type PV13 - Concrete VEH	200 thick concrete slab including 100 thick Class 3 FCR on approved subgrade	-	m2	180	-	-	m2	180	-	-	m2	180	-
6.25	Type PV14 - Sports Surface	125 thick sports surface including concrete, asphalt wearing layer, line marking, etc.	-	m2	180	-	-	m2	180	-	-	m2	180	-

OS_02 - Moonee Ponds Creek - Bent Street Access

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

2.2a Chelmsford Precinct - Bent Street Access Project			**DCP**				**NON-DCP**				**COMBINED**			
Item	**Description**	**Comments**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**
6.26	Type PV15 - Informal Access Path	Assumed gravel path	380	m2	50	19,000	-	m2	50	-	380	m2	50	19,000
6.27	Type PV16 - Recycled Bluestone Blocks	Recycled Bluestone block boulders within rain garden	-	m	300	-	-	m	300	-	-	m	300	-
6.28	Type PV17 - Concrete exposed VEH	200 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish., etc.	322	m2	280	90,160	-	m2	280	-	322	m2	280	90,160
6.29	Type PV18 - Permeable Asphalt VEH	90 thick porous asphalt including sand/ gravel, geotextile fabric, subsoil preparation, etc.	282	m2	200	56,400	-	m2	200	-	282	m2	200	56,400
6.30	Type PV19 - Asphalt PED	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	1,106	m2	100	110,600	-	m2	100	-	1,106	m2	100	110,600
6.31	Type PV20 - Softfall Rubber	EDM Softfall rubber wearing layer, including recycled rubber impact attenuation base, etc.	-	m2	350	-	-	m2	350	-	-	m2	350	-
6.32	Type PV21 - Softfall Sand	500 thick playground sand	-	m2	100	-	-	m2	100	-	-	m2	100	-
6.33	Type PV22 - Concrete exposed PED	125 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish, etc.	-	m2	3,500	-	-	m2	3,500	-	-	m2	3,500	-
6.34	Type SR01 - Concrete stair	Precast concrete stairs including stair nosing, inlay strips, etc.	12	m/rise	3,500	41,125	-	m/rise	3,500	-	12	m/rise	3,500	41,125
6.35	Type SR02 - Concrete exposed stairs	Insitu concrete stairs including formwork, footings, stair nosing, finish ,etc.	-	m/rise	4,000	-	-	m/rise	4,000	-	-	m/rise	4,000	-
6.36	Type SR03 - FRP decking stair	Fibreglass reinforced plastic stairs including steel frame, kickrail, handrail, etc.	5	m/rise	4,500	20,250	-	m/rise	4,500	-	5	m/rise	4,500	20,250
6.37	Type SR03 - FRP decking stair	Tiered seating	3	m/rise	5,000	15,000	-	m/rise	5,000	-	3	m/rise	5,000	15,000
6.38	Extra over to form ramps		154	m2	50	7,700	-	m2	50	-	154	m2	50	7,700
6.39	Type TG01 - Hazard TGSI		1	Item	98,000	98,000	-	Item	98,000	-	1	Item	98,000	98,000
6.40	Type TG02 - Directional		1	Item	7,500	7,500	-	Item	7,500	-	1	Item	7,500	7,500
6.41	Type ED01 - Bluestone kerb	Sawn bluestone kerb and channel	406	m	700	284,200	-	m	700	-	406	m	700	284,200
6.42	Type ED03 - Timber edging		-	m	25	-	-	m	25	-	-	m	25	-
6.43	Type ED04 - Concrete edge		-	m	200	-	-	m	200	-	-	m	200	-
6.44	Type ED06 - Steel edge	100 high mild steel edging	-	m	50	-	-	m	50	-	-	m	50	-
6.45	Type ED07 - Steel hoops		-	m	75	-	-	m	75	-	-	m	75	-
6.46	Type ED08 - Access ramp	Allowance for concrete edging	12	No.	2,500	30,000	-	No.	2,500	-	12	No.	2,500	30,000
6.47	Type ED10 - Dolphin Kerb	Sawn bluestone brocken kerb	153	m	300	45,900	-	m	300	-	153	m	300	45,900
6.48	Type ED11 - Bluestone Edge	Sawn bluestone raised edge	30	m	300	9,000	-	m	300	-	30	m	300	9,000
6.49	Type ED12 - Semi-mountable kerb	Sawn bluestone kerb and channel	-	m	650	-	-	m	650	-	-	m	650	-
										-				
	Walls and Fencing									-				
6.50	Wall type WL01 - Brick retaining wall	Includes foundations	-	m	1,250	-	-	m	1,250	-	-	m	1,250	-
6.51	Wall type WL02 - Bluestone wall <1m	Includes foundations	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.52	Wall type WL02 - Bluestone wall 1-2m	Including footings, protruding fins/ buttons, etc. (Allowed 1m high)	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.53	Wall type WL03 - Split face bluestone wall <1m	Including footings	157	m	1,300	204,100	-	m	1,300	-	157	m	1,300	204,100
6.54	Wall type WL03 - Split face bluestone wall 1-2m	Including footings	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.55	Wall type WL03 - Split face bluestone wall 2-3m	Including footings	471	m	2,100	989,100	-	m	2,100	-	471	m	2,100	989,100
6.56	Wall type WL04 - Levee wall	Insitu concrete wall including footigns, formwork, etc.	-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
6.57	Make good to existing levee walls		-	m	500	-	-	m	500	-	-	m	500	-
6.58	Fence Type FN01 - fencing and gate	Includes posts	-	m	625	-	-	m	625	-	-	m	625	-
6.59	DSS LEEVEE Wall	Excluded	-	m	-	-	-	m	-	-	-	m	-	-
6.60	High quality rail fence	Provisional allowance	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
										-				
	Furniture, Handrail & Equipment									-				
6.61	Type FR01 - Bench	700 wide stainless steel bench seat	2	No.	5,700	11,400	-	No.	5,700	-	2	No.	5,700	11,400
6.62	Type FR02 - Seat	Stainless steel park seat	9	No.	5,300	47,700	-	No.	5,300	-	9	No.	5,300	47,700
6.63	Type FR03 - Custom Seat	2500 x 600 wide steel and timber custom seat	-	m	2,600	-	-	m	2,600	-	-	m	2,600	-
6.64	Type FR04 - Bins	Set of 2 - Recycling and Waste + Dog Bin	-	No.	5,300	-	-	No.	5,300	-	-	No.	5,300	-
6.65	Type FR05 - Drinking Fountain	Including dog bowl and water supply connections	-	No.	7,500	-	-	No.	7,500	-	-	No.	7,500	-
6.66	Type FR06 - Bike Hoop	Stainless steel including 300mm deep concrete footings	-	No.	500	-	-	No.	500	-	-	No.	500	-
6.67	Type FR07 - Tree guard & grate (Bio retention tree	Stainless steel tree protection in powdercoat finish	-	No.	1,625	-	-	No.	1,625	-	-	No.	1,625	-
6.68	Type FR08 - Picnic Table	Stainless steel and timber picnic table	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.69	Type FR09 - Picnic Table (Custom)	Timber and steel custom table	-	No.	4,500	-	-	No.	4,500	-	-	No.	4,500	-
6.70	Type FR10 - Double BBQ set	Includes electrical connection and installation	-	No.	11,500	-	-	No.	11,500	-	-	No.	11,500	-
6.71	Type FR11-A - Bollard (HVM Fixed)		-	No.	550	-	-	No.	550	-	-	No.	550	-
6.72	Type FR11-B - Bollard (HVM Removable)	Removable fin bollard including footing	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.73	Type FR12-A - Bollard (Non HVM Fixed)		-	No.	3,125	-	-	No.	3,125	-	-	No.	3,125	-
6.74	Type FR12-B - Bollard (Non HVM Removable)		-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.75	Type FR13 - Rock feature	Basalt boulders	-	m	300	-	-	m	300	-	-	m	300	-
6.76	Type FR14 - Park swivel chair		-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.77	Type FR15 - Bike Station	Including footings	-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.78	Type HR01 - Balustrade	1000 min. high custom steel balustrade in powdercoated finish	290	m	1,500	435,000	-	m	1,500	-	290	m	1,500	435,000
6.79	Type HR02 - Handrail	800 high stainless steel handrail including posts, footings, etc.	-	m	800	-	-	m	800	-	-	m	800	-
6.80	Type PL01 - Skate park item area	Including footings - PROVISIONAL SUM ALLOWANCE	-	m2	650	-	-	m2	650	-	-	m2	650	-
6.81	Type PL02 - Outdoor fitness equipment		-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.82	Type PL03 - Water Play Item	Including water connecitons - PROVISIONAL SUM ALLOWANCE	-	m2	1,500	-	-	m2	1,500	-	-	m2	1,500	-
6.83	Type PL04 - Nature Play	Assortment of rock, logs, surface treatments, etc. - PROVISIONAL SUM	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.84	Type PL05 - Play	Childrens play equipment - PROVISIONAL SUM ALLOWANCE	-	Item	150,000	-	-	Item	150,000	-	-	Item	150,000	-
6.85	Steel hoop fence around garden bed type VE02	Including posts, finishes, etc.	-	m	250	-	-	m	250	-	-	m	250	-
6.86	Type PL06 - Multi Sport Play Area		-	m2	250	-	-	m2	250	-	-	m2	250	-
										-				
	Architecture & Site Structures									-				
6.87	Type SS01 - proposed bridge by others	Pedestrian crossing	-	m2	-	-	-	m2	-	-	-	m2	-	-
6.88	Type SS02 - shade structure	Including steel posts and frame, metal roof decking, rainwater goods, etc.	-	m2	1,000	-	-	m2	1,000	-	-	m2	1,000	-
6.89	Type SS03 - steel structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.90	Type SS04 - timber structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.91	Type SS05 - Toilet (self cleaning)	Prefabricated modular toilets including steel frame, stainless steel sheet lining, sanitary items, conneciton, etc.	-	Item	300,000	-	-	Item	300,000	-	-	Item	300,000	-

OS_02 - Moonee Ponds Creek - Bent Street Access

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

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2.2a Chelmsford Precinct - Bent Street Access Project			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
										-				
7	**STREET LIGHTING**									-				
7.1	Type - LT01 Street/ Park light	Solar Lights	17	No.	15,000	255,000	-	No.	15,000	-	17	No.	15,000	255,000
7.2	Street Lighting - Bike path	EXCLUDED	-	No.	12,500	-	-	No.	12,500	-	-	No.	12,500	-
7.3	Type - LT02 Light	EXCLUDED	-	No.	30,000	-	-	No.	30,000	-	-	No.	30,000	-
7.4	Conduits	Included below	-	m2	5	-	-	m2	5	-	-	m2	5	-
										-				
8	**UTILITIES**									-				
8.1	Allowance for non-disruptive digging		1	Item	2,500	2,500	-	Item	2,500	-	1	Item	2,500	2,500
8.2	Type WS01 - Underground irrigation tank		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.3	Type WS02 - Underground storage cells		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.4	Type WR01 - Steel water element		-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
8.5	Type WR02 - Weir	Weir within the rain gardens including outlets for water to pass through,	-	m	850	-	-	m	850	-	-	m	850	-
8.6	Allowance for water including connection to existing services		13,600	m2	10	136,000	-	m2	10	-	13,600	m2	10	136,000
8.7	Allowance for sewer including connection to existing services		13,600	m2	5	68,000	-	m2	5	-	13,600	m2	5	68,000
8.8	Allowance for stormwater including connection to existing services		13,600	m2	25	340,000	-	m2	25	-	13,600	m2	25	340,000
8.9	Allowance for irrigation including connection to existing services	Allowed to VE02 and VE05	3,822	m2	30	114,660	-	m2	30	-	3,822	m2	30	114,660
8.10	New telco	EXCLUDED	-	m	75	-	-	m	75	-	-	m	75	-
8.11	New gas	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.12	Relocate utilities (Provisional Sum)	EXCLUDED	-	Item	-	-	-	Item	-	-	-	Item	-	-
8.13	Protect utilities (Provisional Sum)	Sundry Allowance	1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
8.14	Gas transmission	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.15	Allowance for electrical services for sundry items, i.e. street lights, conduits, cables, pits, etc.		13,600	m2	10	136,000	-	m2	10	-	13,600	Item	10	136,000
										-				
9	**MISCELLANEOUS**									-				
9.1	Line marking		1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
9.2	Regulatory Signage		1	Item	136,000	136,000	-	Item	136,000	-	1	Item	136,000	136,000
9.3	Works maintenance – up to 1 year		1	Item	15,000	15,000	-	Item	15,000	-	1	Item	15,000	15,000
9.4	Landscape maintenance – 1yr/2 summers		1	Item	20,000	20,000	-	Item	20,000	-	1	Item	20,000	20,000
9.5	Traffic signals 10 year Maintenance Fee		1	Item	80,000	80,000	-	Item	80,000	-	1	Item	80,000	80,000
9.6	Street furniture		-	m	95	-	-	m	95	-	-	m	95	-
9.7	Habitat boxes for targeted bird/owl species	To underside of exit ramp	-	m2	50	-	-	m2	50	-	-	m2	50	-
	SUB-TOTAL WORKS		**13,600**	**m2**	**740**	**10,062,955**	**13,600**	**m2**	**1**	**20,000**	**13,600**	**m2**	**741**	**10,082,955**
10	**MISCELLANEOUS**													
10.1	Supervision/Project Management		0.09	%		905,666	0.09	%		1,800	0.09	%		907,466
10.2	Site Establishment		0.03	%		251,574	0.03	%		500	0.03	%		252,074
	SUB-TOTAL WORKS		**13,600**	**m2**	**85**	**1,157,240**	**13,600**	**m2**	**0**	**2,300**	**13,600**	**m2**	**85**	**1,159,540**
11	**DELIVERY**													
11.1	Council Fees		0.03	%		364,656	0.03	%		725	0.03	%		365,381
11.2	Other Authority Fees		0.01	%		112,202	0.01	%		223	0.01	%		112,425
11.3	Traffic Management		0.07	%		785,414	0.07	%		1,561	0.07	%		786,975
11.4	Environmental Management		0.01	%		56,101	0.01	%		112	0.01	%		56,212
11.5	Survey/Design		0.08	%		897,616	0.08	%		1,784	0.08	%		899,400
11.6	Project Contingency		0.20	%		2,244,039	0.20	%		4,460	0.20	%		2,248,499
11.7	WSUD related infrastructure		0.05	%		561,010	0.05	%		1,115	0.05	%		562,125
11.8	Cost Escalation	EXCLUDED	0.00	%		-	0.00	%		-	0.00	%		-
	SUB-TOTAL DELIVERY		**13,600**	**m2**	**369**	**5,021,037**	**13,600**	**m2**	**1**	**9,979**	**13,600**	**m2**	**370**	**5,031,016**
12	**TOTAL END COST (June, 2021)**		**13,600**	**m2**	**1,194**	**16,241,232**	**13,600**	**m2**	**2**	**32,279**	**13,600**	**m2**	**1196.58171**	**16,273,511**

OS_03 - Buncle Street Reserve

Macaulay Urban Renewal Precinct

City of Melbourne **4 February, 2022**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 31 January, 2022

3.5 Boundary Precinct - Buncle Street Precinct			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
	WORKS													
1.0	**SITEWORKS AND EARTHWORKS**													
1.1	Allowance for general demolition	Includes disposal, removal of sundries, etc.	13,070	m2	25	326,750	-	m2	25	-	13,070	m2	25	326,750
1.2	Earthworks - contaminated soil	Disposal of Cat C - allowance for 100mm across site area	1,307	m3	225	294,075	-	m3	225	-	1,307	m3	225	294,075
1.3	Earthworks - Bulk cut and fill	allowed for paved areas & landscaped	4,808	m3	50	240,395	-	m3	50	-	4,808	m3	50	240,395
1.4	Allowance for demolition of existing kerbs	allowance included within general demolition	-	m	80	-	-	m	80	-	-	m	80	-
1.5	Allowance for demolition of existing footpaths	allowance included within general demolition	-	m2	55	-	-	m2	55	-	-	m2	55	-
1.6	Allowance to make good to existing public pavements	n/a - Included below	-	m2	100	-	-	m2	100	-	-	m2	100	-
1.7	Allowance to mill existing asphalt road	n/a		m2	15	-	-	m2	15	-	-	m2	15	-
1.8	Allowance to decommission existing park lights	Sundry allowance	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.9	Allowance to remove existing park street furniture, etc.	Sundry allowance, i.e. fence, gates, etc.	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.10	Allowance for feature mounds	N/A	-	m3	75	-	-	m3	75	-	-	m3	75	-
1.11	Allowance for ponds	Make good to existing Moonee Ponds Creek embankment	-	m2	250	-	-	m2	250	-	-	m2	250	-
1.12	Allowance for demolition of existing carpark	n/a		m2	55	-	-	m2	55	-	-	m2	55	-
1.13	Allowance for demolition of existing buildings	EXCLUDED	-	m2	100	-	-	m2	100	-	-	m2	100	-
1.14	Allowance to disconnect and remove existing overhead powerlines	n/a - within project boundary		m	1,000	-	-	m	1,000	-	-	m	1,000	-
1.15	Existing overhead powerlines to be undergrounded	n/a		m	3,500	-	-	m	3,500	-	-	m	3,500	-
1.16	Recycle & reuse existing bluestone kerb & channels	n/a	-	m	200	-	-	m	200	-	-	m	200	-
1.17	Remove and dispose of existing trees		19	No.	300	5,700	-	No.	300	-	19	No.	300	5,700
1.18	Allowance to retain and protect existing trees		65	No.	100	6,500		No.	100	-	65	No.	100	6,500
1.19	Allowance to remove existing perimeter fence	chain-wire fence incl. posts and gates	350	m	15	5,250		m	15	-	350	No.	15	5,250
2.0	**ROAD PAVEMENT**		-			-	-		-	-	-		-	-
2.1	Make good to existing roads, i.e. resurfacing, line markings, etc. - PROVISIONAL SUM	These types of works generally include alterations to line-marking, multiple road openings and require full resurfacing of the road.	1	Item	50,000	50,000	-	Item	50,000	-	1	Item	50,000	50,000
3.0	**CONCRETE WORKS**		-			-	-		-	-	-		-	-
4.0	**DRAINAGE**													
4.1	Drainage - pipes	EXCLUDED	-	m	715	-	-	m	715	-	-	m	715	-
4.2	Drainage - pits	EXCLUDED	-	No.	3,800	-	-	No.	3,800	-	-	No.	3,800	-
4.3	Drainage – Sub-soil drainage	EXCLUDED	-	m	200	-	-	m	200	-	-	m	200	-
4.4	1200 x 900 x 2 culverts	EXCLUDED	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
4.5	Culvert headwall	EXCLUDED	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
4.6	Drainage – Miscellaneous *(Description)*	Minor allowance to make good to existing drainage DSS Drainage - Non DCP	13,070	m2	5	65,000	1	Item	-	-	1	Item	65,000	65,000
5	**TRAFFIC**													
5.1	Traffic Signals	n/a	-	Item	2,000	-	-	Item	2,000	-	-	Item	2,000	-
5.2	Traffic Safety	n/a	-	Item	2,000	-	-	Item	2,000	-	-	Item	2,000	-
6	**LANDSCAPE**													
	Vegetation													
6.1	Trees - 75% 45L pot size & 25% 155L pot size	Includes 75mm mulch, 400 thick organic soil, 300 deep cultivated subgrade, 3 No. hardwood stakes	43	No.	450	19,350	-	No.	450	-	43	No.	450	19,350
6.2	Tree Pit TP01 - Structural soil	Tree pit	6	No.	1,000	6,000	-	No.	1,000	-	6	No.	1,000	6,000
6.3	Tree Pit TP02 - Bio Retention pit	Tree pit with bio-retention tree pit	-	No.	2,000	-	-	No.	2,000	-	-	No.	2,000	-
6.4.1	Vegetation Type VE01 - Wicking Lawn	Includes soil preparation, 150 thick soil media, 150 thick subsoil cultivation, 300mm thick aquifer storage zone of washed river sand	164	m2	250	41,000	-	m2	250	-	164	m2	250	41,000
6.4.2	Village Green Open Space - Hydroseed	Includes soil preparation and hydroseed	4,700	m2	20	94,000	-	m2	20	-	4,700	m2	20	94,000
6.5	Vegetation Type VE02 - Planting Layout	Planting layout - 75thick mulch, 600 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	1,495	m2	280	418,600	-	m2	280	-	1,495	m2	280	418,600
6.6	Vegetation Type VE03 - Wetland planting	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.7	Vegetation Type VE04 - Swale/ Rain garden garden	Planting layout - 75thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	585	m2	250	146,250	-	m2	250	-	585	m2	250	146,250
6.8	Vegetation Type VE05 - Slope Embankment Embankment	Jute matting, 75 thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.9	Vegetation Type VE06 - Creek Corridor	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.10	Battered slope	n/a	-	m2	30	-	-	m2	30	-	-	m2	30	-
6.11	Allowance for tuffted grass within Play Area	n/a	-	m2	20	-	-	m2	20	-	-	m2	20	-
	Edges & Paving													
6.12	Type PV01 - Asphalt VEH	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	1,634	m2	125	204,250	-	m2	125	-	1,634	m2	125	204,250
6.13	Type PV02 - Granitic sand	Includes 50mm granitic sand over 90mm Class 3 compacted crushed rock compacted crushed rock	2,213	m2	50	110,650	-	m2	50	-	2,213	m2	50	110,650
6.14	Type PV03 - Sawn bluestone paving (standard)	Includes 40mm thick sawn bluestone pavers, 50 thick mortar, 100 thick		m2	300	-	-	m2	300	-	-	m2	300	-
6.15	Type PV04 - Sawn bluestone paving (small)	Includes 60mm thick sawn bluestone pavers, 50 thick mortar, 200 thick concrete slab, 50 thick Class 2 crushed rock	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.16	Type PV05 - Timber decking/ boardwalk		-	m2	350	-	-	m2	350	-	-	m2	350	-
6.17	Type PV06 - 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.18	Type PV07 - Permeable aggregate (tree)	40mm 'Spring Rockpave' , woven fabric, 60mm		m2	250	-	-	m2	250	-	-	m2	250	-
6.19	Type PV08 - Concrete	125mm thick concrete and 100mm thick Class 3 FCR subbase		m2	150	-	-	m2	150	-	-	m2	150	-
6.20	Type PV09 - Mulch		-	m2	35	-	-	m2	35	-	-	m2	35	-
6.21	Type PV10 - FRP Decking PED	Fibreglass reinforced plastic including steel frame, kickrail, etc.	-	m2	500	-	-	m2	500	-	-	m2	500	-
6.22	Type PV11 - FRP Decking VEH	Fibreglass reinforced plastic including steel frame, kickrail, etc.	-	m2	850	-	-	m2	850	-	-	m2	850	-
6.23	Type PV12 - Bluestone Pitcher VEH	Sawn bluestone pitchers including 75 thick mortar, 150 thick Class 2 FCR		m2	520	-	-	m2	520	-	-	m2	520	-
6.24	Type PV13 - Concrete VEH	200 thick concrete slab including 100 thick Class 3 FCR on approved subgrade		m2	180	-	-	m2	180	-	-	m2	180	-

OS_03 - Buncle Street Reserve

Macaulay Urban Renewal Precinct

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3.5 Boundary Precinct - Buncle Street Precinct			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
6.25	Type PV14 - Sports Surface	125 thick sports surface including concrete, asphalt wearing layer, line marking, etc.	1,201	m2	180	216,180	-	m2	180	-	1,201	m2	180	216,180
6.26	Type PV15 - Informal Access Path	Assumed gravel path	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.27	Type PV16 - Recycled Bluestone Blocks	Recycled Bluestone block boulders within rain garden	-	m	300	-	-	m	300	-	-	m	300	-
6.28	Type PV17 - Concrete exposed VEH	200 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish., etc.	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.29	Type PV18 - Permeable Asphalt VEH	90 thick porous asphalt including sand/ gravel, geotextile fabric, subsoil preparation, etc.	125	m2	200	25,000	-	m2	200	-	125	m2	200	25,000
6.30	Type PV19 - Asphalt PED	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	-	m2	100	-	-	m2	100	-	-	m2	100	-
6.31	Type PV20 - Softfall Rubber	EDM Softfall rubber wearing layer, including recycled rubber impact attenuation base, etc.		m2	350	-	-	m2	350	-	-	m2	350	-
6.32	Type PV21 - Softfall Sand	500 thick playground sand	519	m2	100	51,900	-	m2	100	-	519	m2	100	51,900
6.33	Type PV22 - Concrete exposed PED	125 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish, etc.	173	m2	150	25,950		m2	150	-	173	m2	150	25,950
6.34	Type SR01 - Concrete stair	Precast concrete stairs including stair nosing, inlay strips, etc.	-	m/rise	3,500	-	-	m/rise	3,500	-	-	m/rise	3,500	-
6.35	Type SR02 - Concrete exposed stairs	Insitu concrete stairs including formwork, footings, stair nosing, finish ,etc.	-	m/rise	4,000	-	-	m/rise	4,000	-	-	m/rise	4,000	-
6.36	Type SR03 - FRP decking stair	Fibreglass reinforced plastic stairs including steel frame, kickrail, handrail, etc.	-	m/rise	4,500	-	-	m/rise	4,500	-	-	m/rise	4,500	-
6.37	Type SR03 - FRP decking stair	Tiered seating	-	m/rise	5,000	-	-	m/rise	5,000	-	-	m/rise	5,000	-
6.38	Extra over to form ramps		-	m2	50	-	-	m2	50	-	-	m2	50	-
6.39	Raised pedestrian crossings	allowance for raised pedestrian crossings - assume asphalt	75	m2	150	11,250	-	m2	150	-	75	m2	150	11,250
6.39	Type TG01 - Hazard TGSI	allowed	1	Item	7,500	7,500	-	Item	7,500	-	1	Item	7,500	7,500
6.40	Type TG02 - Directional	n/a	-	Item	7,500	-	-	Item	7,500	-	-	Item	7,500	-
6.41	Type ED01 - Bluestone kerb	Sawn bluestone kerb and channel	116	m	700	81,200	-	m	700	-	116	m	700	81,200
6.42	Type ED03 - Timber edging		-	m	25	-	-	m	25	-	-	m	25	-
6.43	Type ED04 - Concrete edge		-	m	200	-	-	m	200	-	-	m	200	-
6.44	Type ED06 - Steel edge	100 high mild steel edging	1,023	m	50	51,150	-	m	50	-	1,023	m	50	51,150
6.45	Type ED07 - Steel hoops		-	m	75	-	-	m	75	-	-	m	75	-
6.46	Type ED08 - Access ramp	Allowance for concrete edging	2	No.	2,500	5,000	-	No.	2,500	-	2	No.	2,500	5,000
6.47	Type ED10 - Dolphin Kerb	Sawn bluestone broken kerb	297	m	300	89,100	-	m	300	-	297	m	300	89,100
6.48	Type ED11 - Bluestone Edge	Sawn bluestone raised edge	239	m	300	71,700	-	m	300	-	239	m	300	71,700
6.49	Type ED12 - Semi-mountable kerb	Sawn bluestone kerb and channel	-	m	650	-	-	m	650	-	-	m	650	-
	Walls and Fencing													
6.50	Wall type WL01 - Brick retaining wall	Includes foundations	-	m	1,250	-	-	m	1,250	-	-	m	1,250	-
6.51	Wall type WL02 - Bluestone wall <1m	Includes foundations	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.52	Wall type WL02 - Bluestone wall 1-2m	Including footings, protruding fins/ buttons, etc. (Allowed 1m high)	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.53	Wall type WL03 - Split face bluestone wall	Including footings <1m	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.54	Wall type WL03 - Split face bluestone wall 1-2m	Including footings 1-2m	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.55	Wall type WL03 - Split face bluestone wall 2-3m	Including footings 2-3m	-	m	2,100	-	-	m	2,100	-	-	m	2,100	-
6.56	Wall type WL04 - Levee wall	Insitu concrete wall including footings, formwork, etc.	-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
6.57	Make good to existing levee walls		-	m	500	-	-	m	500	-	-	m	500	-
6.58	Fence Type FN01 - fencing and gate	Includes posts	48	m	625	30,000	-	m	625	-	48	m	625	30,000
6.59	DSS LEEVEE Wall	Excluded	-	m	-	-	-	m	-	-	-	m	-	-
6.60	High quality rail fence	Provisional allowance	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
6.61	Low level fence through planting to provide additional passive security to play area	Includes posts	122	m	350	42,700	-	m	350	-	122	m	350	42,700
6.62	Install new perimeter fencing	chain-wire incl. posts	350	m	250	87,500	-	m	250	-	350	m	250	87,500
	Furniture, Handrail & Equipment													
6.63	Type FR01 - Bench	700 wide stainless steel bench seat	27	No.	5,700	153,900	-	No.	5,700	-	27	No.	5,700	153,900
6.64	Type FR02 - Seat	Stainless steel park seat	7	No.	5,300	37,100	-	No.	5,300	-	7	No.	5,300	37,100
6.65	Type FR03 - Custom Seat	2500 x 600 wide steel and timber custom seat	16	m	2,600	41,600	-	m	2,600	-	16	m	2,600	41,600
6.66	Type FR04 - Bins	Set of 2 - Recycling and Waste + Dog Bin	6	No.	5,300	31,800	-	No.	5,300	-	6	No.	5,300	31,800
6.67	Type FR05 - Drinking Fountain	Including dog bowl and water supply connections	6	No.	7,500	45,000	-	No.	7,500	-	6	No.	7,500	45,000
6.68	Type FR06 - Bike Hoop	Stainless steel including 300mm deep concrete footings	9	No.	500	4,500	-	No.	500	-	9	No.	500	4,500
6.69	Type FR06 - Bike Hoop	Along Boundary Road	15	No.	1,625	24,375	-	No.	1,625	-	15	No.	1,625	24,375
6.70	Type FR07 - Tree guard & grate (Bio retention tree	Stainless steel tree protection in powdercoat finish	-	No.	1,625	-	-	No.	1,625	-	-	No.	1,625	-
6.71	Type FR08 - Picnic Table	Stainless steel and timber picnic table	3	No.	3,750	11,250	-	No.	3,750	-	3	No.	3,750	11,250
6.72	Type FR09 - Picnic Table (Custom)	Timber and steel custom table	4	No.	4,500	18,000	-	No.	4,500	-	4	No.	4,500	18,000
6.73	Type FR10 - Double BBQ set	Includes electrical connection and installation	3	No.	11,500	34,500	-	No.	11,500	-	3	No.	11,500	34,500
6.74	Type FR11-A - Bollard (HVM Fixed)		-	No.	550	-	-	No.	550	-	-	No.	550	-
6.75	Type FR11-B - Bollard (HVM Removable)	Removable fin bollard including footing	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.76	Type FR12-A - Bollard (Non HVM Fixed)		-	No.	3,125	-	-	No.	3,125	-	-	No.	3,125	-
6.77	Type FR12-B - Bollard (Non HVM Removable)		-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.78	Type FR13 - Rock feature	Basalt boulders	-	m	300	-	-	m	300	-	-	m	300	-
6.79	Type FR14 - Park swivel chair		-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.80	Type FR15 - Bike Station	Including footings	-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.81	Type HR01 - Balustrade	1000 min. high custom steel balustrade in powder coated finish	-	m	1,500	-	-	m	1,500	-	-	m	1,500	-
6.82	Type HR02 - Handrail	800 high stainless steel handrail including posts, footings, etc.	-	m	800	-	-	m	800	-	-	m	800	-
6.83	Type PL01 - Skate park item area	Including footings - PROVISIONAL SUM ALLOWANCE	-	m2	650	-	-	m2	650	-	-	m2	650	-
6.84	Type PL02 - Outdoor fitness equipment		7	No.	5,000	35,000	-	No.	5,000	-	7	No.	5,000	35,000
6.85	Type PL03 - Water Play Item	creek - Including water connections - PROVISIONAL SUM ALLOWANCE	53	m2	1,500	79,500	-	m2	1,500	-	53	m2	1,500	79,500
6.86	Type PL04 - Nature Play	Assortment of rock, logs, surface treatments, etc. - PROVISIONAL SUM	50	m2	450	23,000	-	m2	450	-	50	m2	450	23,000
6.87	Type PL05 - Play	Children's play equipment - PROVISIONAL SUM ALLOWANCE	1	Item	150,000	150,000	-	Item	150,000	-	1	Item	150,000	150,000
6.88	Steel hoop fence around garden bed type VE02	Including posts, finishes, etc.		m	250	-	-	m	250	-	-	m	250	-
6.89	Type PL06 - Multi Sport Play Area	PROVISIONAL SUM ALLOWANCE		m2	250	-	-	m2	250	-	-	m2	250	-
6.90	Allowance for chess tables including 2 No. seats	PC Sum allowance	4	No.	5,000	20,000	-	No.	5,000	-	4	No.	5,000	20,000

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Item	**Description**	**Comments**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**
6.91	Allowance for basketball rings & tennis equipment	PROVISIONAL SUM ALLOWANCE	1	Item	20,000	20,000	-	Item	20,000	-	1	Item	20,000	20,000
	Architecture & Site Structures													
6.92	Type SS01 - proposed bridge by others	Pedestrian crossing	-	m2	-	-	-	m2	-	-	-	m2	-	-
6.93	Type SS02 - shade structure	Including steel posts and frame, metal roof decking, rainwater goods, etc.	28	m2	1,000	28,000	-	m2	1,000	-	28	m2	1,000	28,000
6.94	Type SS03 - steel structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.95	Type SS04 - timber structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.96	Type SS05 - Toilet (self cleaning)	Prefabricated modular toilets including steel frame, stainless steel sheet lining, sanitary items, connection, etc.	-	Item	300,000	-	-	Item	300,000	-	-	Item	300,000	-
						-	-		-	-	-		-	-
7.0	**STREET LIGHTING**					-	-		-	-	-		-	-
7.1	Type - LT01 Street/ Park light	Solar Lights	13	No.	15,000	195,000	-	No.	15,000	-	13	No.	15,000	195,000
7.2	Street Lighting - Bike path		-	No.	12,500	-	-	No.	12,500	-	-	No.	12,500	-
7.3	Type - LT02 Light		-	No.	30,000	-	-	No.	30,000	-	-	No.	30,000	-
7.4	Conduits	Included below	-	m2	5	-	-	m2	5	-	-	m2	5	-
8.0	**UTILITIES**													
8.1	Allowance for non-disruptive digging	n/a	-	Item	18,750	-	-	Item	18,750	-	-	Item	18,750	-
8.2	Type WS01 - Underground irrigation tank		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.3	Type WS02 - Underground storage cells		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.4	Type WR01 - Steel water element		-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
8.5	Type WR02 - Weir	Weir within the rain gardens including outlets for water to pass through,	-	m	850	-	-	m	850	-	-	m	850	-
8.6	Allowance for water including connection to existing services		12,973	m2	10	129,730	-	m2	10	-	12,973	m2	10	129,730
8.7	Allowance for sewer including connection to existing services		12,973	m2	5	64,865	-	m2	5	-	12,973	m2	5	64,865
8.8	Allowance for stormwater including connection to existing services		12,973	m2	25	324,325	-	m2	25	-	12,973	m2	25	324,325
8.9	Allowance for irrigation including connection to existing services	To VE01 and VE02 - includes village green	6,359	m2	30	190,770	-	m2	30	-	6,359	m2	30	190,770
8.10	New telco	EXCLUDED	-	m	75	-	-	m	75	-	-	m	75	-
8.11	New gas	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.12	Relocate utilities (Provisional Sum)	EXCLUDED	-	Item	-	-	-	Item	-	-	-	Item	-	-
8.13	Protect utilities (Provisional Sum)	Sundry Allowance	1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
8.14	Gas transmission	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.15	Allowance for electrical services for sundry items, i.e. street lights, conduits, cables, pits, connection to existing, etc.	includes connection to existing and BBQ's	13,070	m2	10	130,700	-	m2	10	-	13,070	Item	10	130,700
8.16	Allowance for lighting to BBQ shelters		28	m2	100	2,800	-	m2	100	-	28	Item	100	2,800
9.0	**MISCELLANEOUS**													
9.1	Line marking	To sports courts	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
9.2	Regulatory Signage		1	Item	64,865	64,865	-	Item	64,865	-	1	Item	64,865	64,865
9.3	Works maintenance – up to 1 year		1	Item	15,000	15,000	-	Item	15,000	-	1	Item	15,000	15,000
9.4	Landscape maintenance – 1yr/2 summers		1	Item	20,000	20,000	-	Item	20,000	-	1	Item	20,000	20,000
9.5	Traffic signals 10 year Maintenance Fee		-	Item	80,000	-	-	Item	80,000	-	-	Item	80,000	-
9.6	Street furniture	n/a - Included within FR00 furniture items		m	95	-	-	m	95	-	-	m	95	-
9.7	Habitat boxes for targeted bird/owl species	To underside of exit ramp	-	m2	50	-	-	m2	50	-	-	m2	50	-
	SUB-TOTAL WORKS		**13,070**	**m2**	**365**	**4,765,480**	**13,070**	**m2**	**-**	**-**	**13,070**	**m2**	**365**	**4,765,480**
10.0	**MISCELLANEOUS**													
10.1	Supervision/Project Management		0.09	%		428,893	0.09	%		-	0.09	%		428,893
10.2	Site Establishment		0.025	%		119,137	0.03	%		-	0.03	%		119,137
	SUB-TOTAL WORKS		**13,070**	**m2**	**42**	**548,030**	**13,070**	**m2**	**-**	**-**	**13,070**	**m2**	**42**	**548,030**
11.0	**DELIVERY**													
11.1	Council Fees		0.0325	%		172,689	0.03	%		-	0.03	%		172,689
11.2	Other Authority Fees		0.0100	%		53,135	0.01	%		-	0.01	%		53,135
11.3	Traffic Management		0.0700	%		371,946	0.07	%		-	0.07	%		371,946
11.4	Environmental Management		0.0050	%		26,568	0.01	%		-	0.01	%		26,568
11.5	Survey/Design		0.0800	%		425,081	0.08	%		-	0.08	%		425,081
11.6	Project Contingency		0.2000	%		1,062,702	0.20	%		-	0.20	%		1,062,702
11.7	WSUD related infrastructure		0.0500	%		265,676	0.05	%		-	0.05	%		265,676
11.8	Cost Escalation	EXCLUDED		%		0	0.00	%		-	0.00	%		0
	SUB-TOTAL DELIVERY		**13,070**	**m2**	**182**	**2,377,796**	**13,070**	**m2**	**-**	**-**	**13,070**	**m2**	**182**	**2,377,796**
12.0	**TOTAL ESTIMATED COST**		**13,070**	**m2**	**588**	**7,691,306**	**13,070**	**m2**	**-**	**-**	**13,070**	**m2**	**588**	**7,691,306**

PR_01 - Alfred Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.1a Boundary Precinct - Alfred Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
	WORKS													
1	**SITEWORKS AND EARTHWORKS**													
1.1	Allowance for general demolition	Includes disposal, removal of sundries, etc.	1,560	m2	25	39,000	-	m2	25	-	1,560	m2	25	39,000
1.2	Earthworks - contaminated soil	Disposal of Cat C - allowance for 100mm across site area	156	m3	225	35,100	-	m3	225	-	156	m3	225	35,100
1.3	Earthworks - Bulk cut and fill	Assume relatively flat - allowance included within general demolition	666	m3	50	33,300	-	m3	50	-	666	m3	50	33,300
1.4	Allowance for demolition of existing kerbs		154	m	80	12,320	-	m	80	-	154	m	80	12,320
1.5	Allowance for demolition of existing footpaths		231	m2	55	12,705	-	m2	55	-	231	m2	55	12,705
1.6	Allowance to make good to existing public pavements	Included below	-	m2	100	-	-	m2	100	-	-	m2	100	-
1.7	Allowance to mill existing asphalt road		424	m2	15	6,353	-	m2	15	-	424	m2	15	6,353
1.8	Allowance to decommission existing street lights	Sundry allowance	-	Item	5,000	-	-	Item	5,000	-	-	Item	5,000	-
1.9	Allowance to remove existing street furniture, etc.	Sundry allowance, i.e. fence, gates, etc.	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.10	Allowance for feature mounds	N/A	-	m3	75	-	-	m3	75	-	-	m3	75	-
1.11	Allowance for ponds	Make good to existing Moonee Ponds Creek embankment	-	m2	250	-	-	m2	250	-	-	m2	250	-
1.12	Allowance for demolition of existing carpark	Included above - demo asphalt	-	m2	55	-	-	m2	55	-	-	m2	55	-
1.13	Allowance for demolition of existing buildings		-	m2	100	-	-	m2	100	-	-	m2	100	-
1.14	Allowance for removal of existing trees	Sundry allowance	-	Item	2,000	-	-	Item	2,000	-	-	Item	2,000	-
1.15	Demolish existing levee wall	Including footings - assumed entire length of site	-	Item	46,800	-	-	Item	46,800	-	-	Item	46,800	-
1.16	Allowance to disconnect and remove existing overhead powerlines	Within project boundary	78	m	1,000	78,000	-	m	1,000	-	78	m	1,000	78,000
1.17	Existing overhead powerlines to be undergrounded	Includes excavation, cables, conduits, fill, etc.	78	m	3,500	273,000	-	m	3,500	-	78	m	3,500	273,000
1.18	Recycle & reuse existing bluestone kerb & channels	As advised by Architects	-	m	200	-	-	m	200	-	-	m	200	-
2	**ROAD PAVEMENT**		-		-	-	-		-	-	-		-	-
2.1	Make good to existing roads, i.e. resurfacing, line markings, etc. - PROVISIONAL SUM	These types of works generally include alterations to line-marking, multiple road openings and require full resurfacing of the road.	1	Item	50,000	50,000	-	Item	50,000	-	1	Item	50,000	50,000
3	**CONCRETE WORKS**		-		-	-	-		-	-	-		-	-
4	**DRAINAGE**													
4.1	Drainage - pipes	EXCLUDED	-	m	715	-	-	m	715	-	-	m	715	-
4.2	Drainage - pits	EXCLUDED	-	No.	3,800	-	-	No.	3,800	-	-	No.	3,800	-
4.3	Drainage – Sub-soil drainage	EXCLUDED	-	m	200	-	-	m	200	-	-	m	200	-
4.4	1200 x 900 x 2 culverts	EXCLUDED	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
4.5	Culvert headwall	EXCLUDED	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
4.6	Drainage – Miscellaneous *(Description)*	Minor allowance to make good to existing drainage	1,560	m2	5	7,800	1	Item	39,000	39,000	1	Item	46,800	46,800
5	**TRAFFIC**													
5.1	Traffic Signals		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
5.2	Traffic Safety		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
6	**LANDSCAPE**													
	Vegetation													
6.1	Trees - 75% 45L pot size & 25% 155L pot size	Includes 75mm mulch, 400 thick organic soil, 300 deel cultivated subgrade, 3 No. hardwood stakes	39	No.	450	17,550	-	No.	450	-	39	No.	450	17,550
6.2	Tree Pit TP01 - Structural soil	Tree pit	3	No.	1,000	3,000	-	No.	1,000	-	3	No.	1,000	3,000
6.3	Tree Pit TP02 - Bio Retention pit	Tree pit with bio-retention tree pit	-	No.	2,000	-	-	No.	2,000	-	-	No.	2,000	-
6.4	Vegitation Type VE01 - Wicking Lawn	Includes soil preparation, 150 thick soil media, 150 thick subsoil cultivation, 300mm thick aquifer storage zone of washed river sand	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.5	Vegitation Type VE02 - Planting Layout	Planting layout - 75thick mulch, 600 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.6	Vegitation Type VE03 - Wetland planting	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.7	Vegitation Type VE04 - Swale/ Rain garden garden	Planting layout - 75thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	210	m2	250	52,500	-	m2	250	-	210	m2	250	52,500
6.8	Vegitation Type VE05 - Slope Embankment Embankment	Jute matting, 75 thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.9	Vegitation Type VE06 - Creek Corridor	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.10	Battered slope			m2	30	-	-	m2	30	-	-	m2	30	-
6.11	Allowance for tuffed grass within Play Area		-	m2	20	-	-	m2	20	-	-	m2	20	-
	Edges & Paving													
6.12	Type PV01 - Asphalt VEH	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	-	m2	125	-	-	m2	125	-	-	m2	125	-
6.13	Type PV02 - Granitic sand	Includes 50mm granitic sand over 90mm Class 3 compacted crushed rock compacted crushed rock	89	m2	50	4,450	-	m2	50	-	89	m2	50	4,450
6.14	Type PV03 - Sawn bluestone paving (standrd)	Includes 40mm thick sawn bluestone pavers, 50 thick mortar, 100 thick	-	m2	300	-	-	m2	300	-	-	m2	300	-
6.15	Type PV04 - Sawn bluestone paving (small)	Includes 60mm thick sawn bluestone pavers, 50 thick mortar, 200 thick concrete slab, 50 thick Class 2 crushed rock	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.16	Type PV05 - Timber decking/ boardwalk		-	m2	350	-	-	m2	350	-	-	m2	350	-
6.17	Type PV06 - 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.18	Type PV07 - Permeable aggregate (tree)	40mm 'Spring Rockpave' , woven fabric, 60mm	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.19	Type PV08 - Concrete	125mm thick concrete and 100mm thick Class 3 FCR subbase	-	m2	150	-	-	m2	150	-	-	m2	150	-
6.20	Type PV09 - Mulch		-	m2	35	-	-	m2	35	-	-	m2	35	-
6.21	Type PV10 - FRP Decking PED	Fibreglass reinforced plastic including steel frame, kickrail, etc.	27	m2	500	13,500	-	m2	500	-	27	m2	500	13,500
6.22	Type PV11 - FRP Decking VEH	Fibreglass reinforced plastic including steel frame, kickrail, etc.	-	m2	850	-	-	m2	850	-	-	m2	850	-
6.23	Type PV12 - Bluestone Pitcher VEH	Sawn bluestone pitchers including 75 thick mortar, 150 thick Class 2 FCR	410	m2	520	213,200	-	m2	520	-	410	m2	520	213,200
6.24	Type PV13 - Concrete VEH	200 thick concrete slab including 100 thick Class 3 FCR on approved subgrade	-	m2	180	-	-	m2	180	-	-	m2	180	-

PR_01 - Alfred Street

Macaulay Urban Renewal Precinct

City of Melbourne

29 June, 2021

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.1a Boundary Precinct - Alfred Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
6.25	Type PV14 - Sports Surface	125 thick sports surface including concrete, asphalt wearing layer, line marking, etc.	-	m2	180	-	-	m2	180	-	-	m2	180	-
6.26	Type PV15 - Informal Access Path	Assumed gravel path	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.27	Type PV16 - Recycled Bluestone Blocks	Recycled Bluestone block boulders within rain garden	-	m	300	-	-	m	300	-	-	m	300	-
6.28	Type PV17 - Concrete exposed VEH	200 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish., etc.	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.29	Type PV18 - Permeable Asphalt VEH	90 thick porous asphalt including sand/ gravel, geotextile fabric, subsoil preparation, etc.	-	m2	200	-	-	m2	200	-	-	m2	200	-
6.30	Type PV19 - Asphalt PED	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	600	m2	100	60,000	-	m2	100	-	600	m2	100	60,000
6.31	Type PV20 - Softfall Rubber	EDM Softfall rubber wearing layer, including recycled rubber impact attenuation base, etc.	-	m2	350	-	-	m2	350	-	-	m2	350	-
6.32	Type PV21 - Softfall Sand	500 thick playground sand	-	m2	100	-	-	m2	100	-	-	m2	100	-
6.33	Type PV22 - Concrete exposed PED	125 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish, etc.	86	m2	3,500	301,000	-	m2	3,500	-	86	m2	3,500	301,000
6.34	Type SR01 - Concrete stair	Precast concrete stairs including stair nosing, inlay strips, etc.	-	m/rise	3,500	-	-	m/rise	3,500	-	-	m/rise	3,500	-
6.35	Type SR02 - Concrete exposed stairs	Insitu concrete stairs including formwork, footings, stair nosing, finish ,etc.	-	m/rise	4,000	-	-	m/rise	4,000	-	-	m/rise	4,000	-
6.36	Type SR03 - FRP decking stair	Fibreglass reinforced plastic stairs including steel frame, kickrail, handrail, etc.	-	m/rise	4,500	-	-	m/rise	4,500	-	-	m/rise	4,500	-
6.37	Type SR03 - FRP decking stair	Tiered seating	-	m/rise	5,000	-	-	m/rise	5,000	-	-	m/rise	5,000	-
6.38	Extra over to form ramps		-	m2	50	-	-	m2	50	-	-	m2	50	-
6.39	Type TG01 - Hazard TGSI		1	Item	75,000	75,000	-	Item	75,000	-	1	Item	75,000	75,000
6.40	Type TG02 - Directional		1	Item	7,500	7,500	-	Item	7,500	-	1	Item	7,500	7,500
6.41	Type ED01 - Bluestone kerb	Sawn bluestone kerb and channel	58	m	700	40,600	-	m	700	-	58	m	700	40,600
6.42	Type ED03 - Timber edging		-	m	25	-	-	m	25	-	-	m	25	-
6.43	Type ED04 - Concrete edge		-	m	200	-	-	m	200	-	-	m	200	-
6.44	Type ED06 - Steel edge	100 high mild steel edging	-	m	50	-	-	m	50	-	-	m	50	-
6.45	Type ED07 - Steel hoops		-	m	75	-	-	m	75	-	-	m	75	-
6.46	Type ED08 - Access ramp	Allowance for concrete edging	10	No.	2,500	25,000	-	No.	2,500	-	10	No.	2,500	25,000
6.47	Type ED10 - Dolphin Kerb	Sawn bluestone brocken kerb	96	m	300	28,800	-	m	300	-	96	m	300	28,800
6.48	Type ED11 - Bluestone Edge	Sawn bluestone raised edge	70	m	300	21,000	-	m	300	-	70	m	300	21,000
6.49	Type ED12 - Semi-mountable kerb	Sawn bluestone kerb and channel	104	m	650	67,600	-	m	650	-	104	m	650	67,600
	Walls and Fencing													
6.50	Wall type WL01 - Brick retaining wall	Includes foundations	-	m	1,250	-	-	m	1,250	-	-	m	1,250	-
6.51	Wall type WL02 - Bluestone wall <1m	Includes foundations	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.52	Wall type WL02 - Bluestone wall 1-2m	Including footings, protruding fins/ buttons, etc. (Allowed 1m high)	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.53	Wall type WL03 - Split face bluestone wall <1m	Including footings	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.54	Wall type WL03 - Split face bluestone wall 1-2	Including footings		m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.55	Wall type WL03 - Split face bluestone wall 2-3m	Including footings	-	m	2,100	-	-	m	2,100	-	-	m	2,100	-
6.56	Wall type WL04 - Levee wall	Insitu concrete wall including footigns, formwork, etc.	-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
6.57	Make good to existing levee walls		-	m	500	-	-	m	500	-	-	m	500	-
6.58	Fence Type FN01 - fencing and gate	Includes posts	-	m	625	-	-	m	625	-	-	m	625	-
6.59	DSS LEEVEE Wall	Excluded	-	m	-	-	-	m	-	-	-	m	-	-
6.60	High quality rail fence	Provisional allowance	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
	Furniture, Handrail & Equipment													
6.61	Type FR01 - Bench	700 wide stainless steel bench seat	2	No.	5,700	11,400	-	No.	5,700	-	2	No.	5,700	11,400
6.62	Type FR02 - Seat	Stainless steel park seat	-	No.	5,300	-	-	No.	5,300	-	-	No.	5,300	-
6.63	Type FR03 - Custom Seat	2500 x 600 wide steel and timber custom seat	2	m	2,600	5,200	-	m	2,600	-	2	m	2,600	5,200
6.64	Type FR04 - Bins	Set of 2 - Recycling and Waste + Dog Bin	1	No.	5,300	5,300	-	No.	5,300	-	1	No.	5,300	5,300
6.65	Type FR05 - Drinking Fountain	Including dog bowl and water supply connections	1	No.	7,500	7,500	-	No.	7,500	-	1	No.	7,500	7,500
6.66	Type FR06 - Bike Hoop	Stainless steel including 300mm deep concrete footings	-	No.	500	-	-	No.	500	-	-	No.	500	-
6.67	Type FR07 - Tree guard & grate (Bio retention tree	Stainless steel tree protection in powdercoat finish	-	No.	1,625	-	-	No.	1,625	-	-	No.	1,625	-
6.68	Type FR08 - Picnic Table	Stainless steel and timber picnic table	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.69	Type FR09 - Picnic Table (Custom)	Timber and steel custom table	2	No.	4,500	9,000	-	No.	4,500	-	2	No.	4,500	9,000
6.70	Type FR10 - Double BBQ set	Includes electrical connection and installation	-	No.	11,500	-	-	No.	11,500	-	-	No.	11,500	-
6.71	Type FR11-A - Bollard (HVM Fixed)		-	No.	550	-	-	No.	550	-	-	No.	550	-
6.72	Type FR11-B - Bollard (HVM Removable)	Removable fin bollard including footing	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.73	Type FR12-A - Bollard (Non HVM Fixed)		-	No.	3,125	-	-	No.	3,125	-	-	No.	3,125	-
6.74	Type FR12-B - Bollard (Non HVM Removable)		-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.75	Type FR13 - Rock feature	Basalt boulders	7	m	300	2,100	-	m	300	-	7	m	300	2,100
6.76	Type FR14 - Park swivel chair		3	No.	1,000	3,000	-	No.	1,000	-	3	No.	1,000	3,000
6.77	Type FR15 - Bike Station	Including footings	-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.78	Type HR01 - Balustrade	1000 min. high custom steel balustrade in powdercoated finish	-	m	1,500	-	-	m	1,500	-	-	m	1,500	-
6.79	Type HR02 - Handrail	800 high stainless steel handrail including posts, footings, etc.	-	m	800	-	-	m	800	-	-	m	800	-
6.80	Type PL01 - Skate park item area	Including footings - PROVISIONAL SUM ALLOWANCE	-	m2	650	-	-	m2	650	-	-	m2	650	-
6.81	Type PL02 - Outdoor fitness equipment		-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.82	Type PL03 - Water Play Item	Including water connecitons - PROVISIONAL SUM ALLOWANCE	-	m2	1,500	-	-	m2	1,500	-	-	m2	1,500	-
6.83	Type PL04 - Nature Play	Assortment of rock, logs, surface treatments, etc. - PROVISIONAL SUM	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.84	Type PL05 - Play	Childrens play equipment - PROVISIONAL SUM ALLOWANCE	-	Item	150,000	-	-	Item	150,000	-	-	Item	150,000	-
6.85	Steel hoop fence around garden bed type VE02	Including posts, finishes, etc.	-	m	250	-	-	m	250	-	-	m	250	-
6.86	Type PL06 - Multi Sport Play Area		-	m2	250	-	-	m2	250	-	-	m2	250	-
	Architecture & Site Structures													
6.87	Type SS01 - proposed bridge by others	Pedestrian crossing	-	m2	-	-	-	m2	-	-	-	m2	-	-
6.88	Type SS02 - shade structure	Including steel posts and frame, metal roof decking, rainwater goods, etc.	57	m2	1,000	57,000	-	m2	1,000	-	57	m2	1,000	57,000
6.89	Type SS03 - steel structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.90	Type SS04 - timber structure		-	m2	-	-	-	m2	-	-	-	m2	-	-

PR_01 - Alfred Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.1a Boundary Precinct - Alfred Street			DCP				NON-DCP				COMBINED			
Item	**Description**	**Comments**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**	**Quantity**	**Unit**	**Rate ($/unit)**	**Amount**
6.91	Type SS05 - Toilet (self cleaning)	Prefabricated modular toilets including steel frame, stainless steel sheet lining, sanitary items, conneciton, etc.	-	Item	300,000	-	-	Item	300,000	-	-	Item	300,000	-
7	**STREET LIGHTING**													
7.1	Type - LT01 Street/ Park light	Solar Lights	7	No.	15,000	105,000	-	No.	15,000	-	7	No.	15,000	105,000
7.2	Street Lighting - Bike path		-	No.	12,500	-	-	No.	12,500	-	-	No.	12,500	-
7.3	Type - LT02 Light		-	No.	30,000	-	-	No.	30,000	-	-	No.	30,000	-
7.4	Conduits	Included below	-	m2	5	-	-	m2	5	-	-	m2	5	-
8	**UTILITIES**													
8.1	Allowance for non-disruptive digging		1	Item	17,500	17,500	-	Item	17,500	-	1	Item	17,500	17,500
8.2	Type WS01 - Underground irrigation tank		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.3	Type WS02 - Underground storage cells		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.4	Type WR01 - Steel water element		-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
8.5	Type WR02 - Weir	Weir within the rain gardens including outlets for water to pass through,	-	m	850	-	-	m	850	-	-	m	850	-
8.6	Allowance for water including connection to existing services		1,560	m2	10	15,600	-	m2	10	-	1,560	m2	10	15,600
8.7	Allowance for sewer including connection to existing services		1,560	m2	5	7,800	-	m2	5	-	1,560	m2	5	7,800
8.8	Allowance for stormwater including connection to existing services		1,560	m2	25	39,000	-	m2	25	-	1,560	m2	25	39,000
8.9	Allowance for irrigation including connection to existing services	Allowed to VE01	-	m2	30	-	-	m2	30	-	-	m2	30	-
8.10	New telco	EXCLUDED	-	m	75	-	-	m	75	-	-	m	75	-
8.11	New gas	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.12	Relocate utilities (Provisional Sum)	EXCLUDED	-	Item	-	-	-	Item	-	-	-	Item	-	-
8.13	Protect utilities (Provisional Sum)	Sundry Allowance	1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
8.14	Gas transmission	EXCLUDED	-	m	10,000	-	-	m	10,000	-	-	m	10,000	-
8.15	Allowance for electrical services for sundry items, i.e. street lights, conduits, cables, pits, etc.		1,560	m2	10	15,600	-	m2	10	-	1,560	Item	10	15,600
9	**MISCELLANEOUS**													
9.1	Line marking		1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
9.2	Regulatory Signage		1	Item	15,600	15,600	-	Item	15,600	-	1	Item	15,600	15,600
9.3	Works maintenance – up to 1 year		1	Item	15,000	15,000	-	Item	15,000	-	1	Item	15,000	15,000
9.4	Landscape maintenance – 1yr/2 summers		1	Item	20,000	20,000	-	Item	20,000	-	1	Item	20,000	20,000
9.5	Traffic signals 10 year Maintenance Fee		-	Item	80,000	-	-	Item	80,000	-	-	Item	80,000	-
9.6	Street furniture		-	m	95	-	-	m	95	-	-	m	95	-
9.7	Habitat boxes for targeted bird/owl species	To underside of exit ramp	-	m2	50	-	-	m2	50	-	-	m2	50	-
	SUB-TOTAL WORKS		**1,560**	**m2**	**1,198**	**1,868,878**	**1,560**	**m2**	**25**	**39,000**	**1,560**	**m2**	**1,223**	**1,907,878**
10	**MISCELLANEOUS**													
10.1	Supervision/Project Management		0.09	**%**		168,199	0.09	%		3,510	0.09	%		171,709
10.2	Site Establishment		0.03	%		46,722	0.03	%		975	0.03	%		47,697
	SUB-TOTAL WORKS		**1,560**	**m2**	**138**	**214,921**	**1,560**	**m2**	**3**	**4,485**	**1,560**	**m2**	**141**	**219,406**
11	**DELIVERY**													
11.1	Council Fees		0.03	%		67,723	0.03	%		1,413	0.03	%		69,137
11.2	Other Authority Fees		0.01	%		20,838	0.01	%		435	0.01	%		21,273
11.3	Traffic Management		0.07	%		145,866	0.07	%		3,044	0.07	%		148,910
11.4	Environmental Management		0.01	%		10,419	0.01	%		217	0.01	%		10,636
11.5	Survey/Design		0.08	%		166,704	0.08	%		3,479	0.08	%		170,183
11.6	Project Contingency		0.20	%		416,760	0.20	%		8,697	0.20	%		425,457
11.7	WSUD related infrastructure		0.05	%		104,190	0.05	%		2,174	0.05	%		106,364
11.8	Cost Escalation	EXCLUDED	0.00	%		0	0.00	%		-	0.00	%		0
	SUB-TOTAL DELIVERY		**1,560**	**m2**	**598**	**932,500**	**1,560**	**m2**	**12**	**19,460**	**1,560**	**m2**	**610**	**951,959**
12	**TOTAL END COST (June, 2021)**		**1,560**	**m2**	**1,934**	**3,016,298**	**1,560**	**m2**	**40**	**62,945**	**1,560**	**m2**	**1973.9**	**3,079,243**

PR_02 - Sutton Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.2a Boundary Precinct - Sutton Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
	WORKS													
1	**SITEWORKS AND EARTHWORKS**													
1.1	Allowance for general demolition	Includes disposal, removal of sundries, etc.	1,520	m2	25	38,000	-	m2	25	-	1,520	m2	25	38,000
1.2	Earthworks - contaminated soil	Disposal of Cat C - allowance for 100mm across site area	152	m3	225	34,200	-	m3	225	-	152	m3	225	34,200
1.3	Earthworks - Bulk cut and fill		-	m3	50	-	532	m3	50	26,600	532	m3	50	26,600
1.4	Allowance for demolition of existing kerbs		152	m	80	12,160	-	m	80	-	152	m	80	12,160
1.5	Allowance for demolition of existing footpaths		216	m2	55	11,880	-	m2	55	-	216	m2	55	11,880
1.6	Allowance to make good to existing public pavements	Included below	-	m2	100	-	-	m2	100	-	-	m2	100	-
1.7	Allowance to mill existing asphalt road		456	m2	15	6,840	-	m2	15	-	456	m2	15	6,840
1.8	Allowance to decommission existing street lights	Sundry allowance	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.9	Allowance to remove existing street furniture, etc.	Sundry allowance, i.e. fence, gates, etc.	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.10	Allowance for feature mounds	N/A	-	m3	75	-	-	m3	75	-	-	m3	75	-
1.11	Allowance for ponds	Make good to existing Moonee Ponds Creek embankment	-	m2	250	-	-	m2	250	-	-	m2	250	-
1.12	Allowance for demolition of existing carpark	Included above - demo asphalt	-	m2	55	-	-	m2	55	-	-	m2	55	-
1.13	Allowance for demolition of existing buildings		-	m2	100	-	-	m2	100	-	-	m2	100	-
1.14	Allowance for removal of existing trees	Sundry allowance	-	Item	1,000	-	-	Item	1,000	-	-	Item	1,000	-
1.15	Demolish existing levee wall	Including footings - assumed entire length of site	-	Item	46,800	-	-	Item	46,800	-	-	Item	46,800	-
1.16	Allowance to disconnect and remove existing overhead powerlines	Within project boundary	136	m	1,000	136,000	-	m	1,000	-	136	m	1,000	136,000
1.17	Existing overhead powerlines to be undergrounded	Includes excavation, cables, conduits, fill, etc.	136	m	3,500	476,000	-	m	3,500	-	136	m	3,500	476,000
1.18	Recycle & reuse existing bluestone kerb & channels	As advised by Architects	200	m	200	40,000	-	m	200	-	200	m	200	40,000
2	**ROAD PAVEMENT**		-			-	-		-	-	-		-	-
2.1	Make good to existing roads, i.e. resurfacing, line markings, etc. - PROVISIONAL SUM	These types of works generally include alterations to line-marking, multiple road openings and require full resurfacing of the road.	1	Item	50,000	50,000	-	Item	50,000	-	1	Item	50,000	50,000
3	**CONCRETE WORKS**		-			-	-		-	-	-		-	-
4	**DRAINAGE**													
4.1	Drainage - pipes	EXCLUDED	-	m	715	-	-	m	715	-	-	m	715	-
4.2	Drainage - pits	EXCLUDED	-	No.	3,800	-	-	No.	3,800	-	-	No.	3,800	-
4.3	Drainage – Sub-soil drainage	EXCLUDED	-	m	200	-	-	m	200	-	-	m	200	-
4.4	1200 x 900 x 2 culverts	EXCLUDED	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
4.5	Culvert headwall	EXCLUDED	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
4.6	Drainage – Miscellaneous *(Description)*	Minor allowance to make good to existing drainage	1,520	m2	5	7,600	-	Item	5	-	1,520	Item	5	7,600
5	**TRAFFIC**													
5.1	Traffic Signals		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
5.2	Traffic Safety		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
6	**LANDSCAPE**													
	Vegetation													
6.1	Trees - 75% 45L pot size & 25% 155L pot size	Includes 75mm mulch, 400 thick organic soil, 300 deel cultivated subgrade, 3 No. hardwood stakes	22	No.	450	9,900	-	No.	450	-	22	No.	450	9,900
6.2	Tree Pit TP01 - Structural soil	Tree pit	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.3	Tree Pit TP02 - Bio Retention pit	Tree pit with bio-retention tree pit	-	No.	2,000	-	-	No.	2,000	-	-	No.	2,000	-
6.4	Vegitation Type VE01 - Wicking Lawn	Includes soil preparation, 150 thick soil media, 150 thick subsoil cultivation, 300mm thick aquifer storage zone of washed river sand	160	m2	250	40,000	-	m2	250	-	160	m2	250	40,000
6.5	Vegitation Type VE02 - Planting Layout	Planting layout - 75thick mulch, 600 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.6	Vegitation Type VE03 - Wetland planting	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.7	Vegitation Type VE04 - Swale/ Rain garden garden	Planting layout - 75thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	174	m2	250	43,500	-	m2	250	-	174	m2	250	43,500
6.8	Vegitation Type VE05 - Slope Embankment Embankment	Jute matting, 75 thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.9	Vegitation Type VE06 - Creek Corridor	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.10	Battered slope		-	m2	30	-	-	m2	30	-	-	m2	30	-
6.11	Allowance for tuffed grass within Play Area		-	m2	20	-	-	m2	20	-	-	m2	20	-
	Edges & Paving													
6.12	Type PV01 - Asphalt VEH	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	-	m2	125	-	-	m2	125	-	-	m2	125	-
6.13	Type PV02 - Granitic sand	Includes 50mm granitic sand over 90mm Class 3 compacted crushed rock compacted crushed rock	242	m2	50	12,100	-	m2	50	-	242	m2	50	12,100
6.14	Type PV03 - Sawn bluestone paving (standrd)	Includes 40mm thick sawn bluestone pavers, 50 thick mortar, 100 thick	-	m2	300	-	-	m2	300	-	-	m2	300	-
6.15	Type PV04 - Sawn bluestone paving (small)	Includes 60mm thick sawn bluestone pavers, 50 thick mortar, 200 thick concrete slab, 50 thick Class 2 crushed rock	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.16	Type PV05 - Timber decking/ boardwalk		-	m2	350	-	-	m2	350	-	-	m2	350	-
6.17	Type PV06 - 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.18	Type PV07 - Permeable aggregate (tree)	40mm 'Spring Rockpave' , woven fabric, 60mm	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.19	Type PV08 - Concrete	125mm thick concrete and 100mm thick Class 3 FCR subbase	-	m2	150	-	-	m2	150	-	-	m2	150	-
6.20	Type PV09 - Mulch		-	m2	35	-	-	m2	35	-	-	m2	35	-
6.21	Type PV10 - FRP Decking PED	Fibreglass reinforced plastic including steel frame, kickrail, etc.	38	m2	500	19,000	-	m2	500	-	38	m2	500	19,000
6.22	Type PV11 - FRP Decking VEH	Fibreglass reinforced plastic including steel frame, kickrail, etc.		m2	850	-	-	m2	850	-	-	m2	850	-
6.23	Type PV12 - Bluestone Pitcher VEH	Sawn bluestone pitchers including 75 thick mortar, 150 thick Class 2 FCR	122	m2	520	63,440	-	m2	520	-	122	m2	520	63,440
6.24	Type PV13 - Concrete VEH	200 thick concrete slab including 100 thick Class 3 FCR on approved subgrade	-	m2	180	-	-	m2	180	-	-	m2	180	-
6.25	Type PV14 - Sports Surface	125 thick sports surface including concrete, asphalt wearing layer, line marking, etc.	-	m2	180	-	-	m2	180	-	-	m2	180	-

PR_02 - Sutton Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.2a Boundary Precinct - Sutton Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
6.26	Type PV15 - Informal Access Path	Assumed gravel path	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.27	Type PV16 - Recycled Bluestone Blocks	Recycled Bluestone block boulders within rain garden	7	m	300	2,100	-	m	300	-	7	m	300	2,100
6.28	Type PV17 - Concrete exposed VEH	200 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish., etc.	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.29	Type PV18 - Permeable Asphalt VEH	90 thick porous asphalt including sand/ gravel, geotextile fabric, subsoil preparation, etc.	-	m2	200	-	-	m2	200	-	-	m2	200	-
6.30	Type PV19 - Asphalt PED	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	584	m2	100	58,400	-	m2	100	-	584	m2	100	58,400
6.31	Type PV20 - Softfall Rubber	EDM Softfall rubber wearing layer, including recycled rubber impact attenuation base, etc.	-	m2	350	-	-	m2	350	-	-	m2	350	-
6.32	Type PV21 - Softfall Sand	500 thick playground sand	-	m2	100	-	-	m2	100	-	-	m2	100	-
6.33	Type PV22 - Concrete exposed PED	125 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish, etc.	131	m2	3,500	458,500	-	m2	3,500	-	131	m2	3,500	458,500
6.34	Type SR01 - Concrete stair	Precast concrete stairs including stair nosing, inlay strips, etc.	-	m/rise	3,500	-	-	m/rise	3,500	-	-	m/rise	3,500	-
6.35	Type SR02 - Concrete exposed stairs	Insitu concrete stairs including formwork, footings, stair nosing, finish ,etc.	-	m/rise	4,000	-	-	m/rise	4,000	-	-	m/rise	4,000	-
6.36	Type SR03 - FRP decking stair	Fibreglass reinforced plastic stairs including steel frame, kickrail, handrail, etc.	-	m/rise	4,500	-	-	m/rise	4,500	-	-	m/rise	4,500	-
6.37	Type SR03 - FRP decking stair	Tiered seating	-	m/rise	5,000	-	-	m/rise	5,000	-	-	m/rise	5,000	-
6.38	Extra over to form ramps		-	m2	50	-	-	m2	50	-	-	m2	50	-
6.39	Type TG01 - Hazard TGSI		1	Item	30,000	30,000	-	Item	30,000	-	1	Item	30,000	30,000
6.40	Type TG02 - Directional		1	Item	7,500	7,500	-	Item	7,500	-	1	Item	7,500	7,500
6.41	Type ED01 - Bluestone kerb	Sawn bluestone kerb and channel		m	700	-	-	m	700	-	-	m	700	-
6.42	Type ED03 - Timber edging		-	m	25	-	-	m	25	-	-	m	25	-
6.43	Type ED04 - Concrete edge		-	m	200	-	-	m	200	-	-	m	200	-
6.44	Type ED06 - Steel edge	100 high mild steel edging	-	m	50	-	-	m	50	-	-	m	50	-
6.45	Type ED07 - Steel hoops		-	m	75	-	-	m	75	-	-	m	75	-
6.46	Type ED08 - Access ramp	Allowance for concrete edging	6	No.	2,500	15,000	-	No.	2,500	-	6	No.	2,500	15,000
6.47	Type ED10 - Dolphin Kerb	Sawn bluestone brocken kerb	-	m	300	-	-	m	300	-	-	m	300	-
6.48	Type ED11 - Bluestone Edge	Sawn bluestone raised edge	136	m	300	40,800	-	m	300	-	136	m	300	40,800
6.49	Type ED12 - Semi-mountable kerb	Sawn bluestone kerb and channel	45	m	650	29,250	-	m	650	-	45	m	650	29,250
	Walls and Fencing													
6.50	Wall type WL01 - Brick retaining wall	Includes foundations	-	m	1,250	-	-	m	1,250	-	-	m	1,250	-
6.51	Wall type WL02 - Bluestone wall <1m	Includes foundations	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.52	Wall type WL02 - Bluestone wall 1-2m	Including footings, protruding fins/ buttons, etc. (Allowed 1m high)	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.53	Wall type WL03 - Split face bluestone wall <1m	Including footings	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.54	Wall type WL03 - Split face bluestone wall 1-2m	Including footings	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.55	Wall type WL03 - Split face bluestone wall 2-3m	Including footings	-	m	2,100	-	-	m	2,100	-	-	m	2,100	-
6.56	Wall type WL04 - Levee wall	Insitu concrete wall including footigns, formwork, etc.	-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
6.57	Make good to existing levee walls		-	m	500	-	-	m	500	-	-	m	500	-
6.58	Fence Type FN01 - fencing and gate	Includes posts		m	625	-	-	m	625	-	-	m	625	-
6.59	DSS LEEVEE Wall	Excluded	-	m	-	-	-	m	-	-	-	m	-	-
6.60	High quality rail fence	Provisional allowance	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
	Furniture, Handrail & Equipment													
6.61	Type FR01 - Bench	700 wide stainless steel bench seat	3	No.	5,700	17,100	-	No.	5,700	-	3	No.	5,700	17,100
6.62	Type FR02 - Seat	Stainless steel park seat	-	No.	5,300	-	-	No.	5,300	-	-	No.	5,300	-
6.63	Type FR03 - Custom Seat	2500 x 600 wide steel and timber custom seat	2	m	2,600	5,200	-	m	2,600	-	2	m	2,600	5,200
6.64	Type FR04 - Bins	Set of 2 - Recycling and Waste + Dog Bin	1	No.	5,300	5,300	-	No.	5,300	-	1	No.	5,300	5,300
6.65	Type FR05 - Drinking Fountain	Including dog bowl and water supply connections	1	No.	7,500	7,500	-	No.	7,500	-	1	No.	7,500	7,500
6.66	Type FR06 - Bike Hoop	Stainless steel including 300mm deep concrete footings	-	No.	500	-	-	No.	500	-	-	No.	500	-
6.67	Type FR07 - Tree guard & grate (Bio retention tree	Stainless steel tree protection in powdercoat finish	-	No.	1,625	-	-	No.	1,625	-	-	No.	1,625	-
6.68	Type FR08 - Picnic Table	Stainless steel and timber picnic table	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.69	Type FR09 - Picnic Table (Custom)	Timber and steel custom table	2	No.	4,500	9,000	-	No.	4,500	-	2	No.	4,500	9,000
6.70	Type FR10 - Double BBQ set	Includes electrical connection and installation	-	No.	11,500	-	-	No.	11,500	-	-	No.	11,500	-
6.71	Type FR11-A - Bollard (HVM Fixed)		-	No.	550	-	-	No.	550	-	-	No.	550	-
6.72	Type FR11-B - Bollard (HVM Removable)	Removable fin bollard including footing	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.73	Type FR12-A - Bollard (Non HVM Fixed)		-	No.	3,125	-	-	No.	3,125	-	-	No.	3,125	-
6.74	Type FR12-B - Bollard (Non HVM Removable)		-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.75	Type FR13 - Rock feature	Basalt boulders	10	m	300	3,000	-	m	300	-	10	m	300	3,000
6.76	Type FR14 - Park swivel chair		3	No.	1,000	3,000	-	No.	1,000	-	3	No.	1,000	3,000
6.77	Type FR15 - Bike Station	Including footings	-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.78	Type HR01 - Balustrade	1000 min. high custom steel balustrade in powdercoated finish	-	m	1,500	-	-	m	1,500	-	-	m	1,500	-
6.79	Type HR02 - Handrail	800 high stainless steel handrail including posts, footings, etc.	-	m	800	-	-	m	800	-	-	m	800	-
6.80	Type PL01 - Skate park item area	Including footings - PROVISIONAL SUM ALLOWANCE	-	m2	650	-	-	m2	650	-	-	m2	650	-
6.81	Type PL02 - Outdoor fitness equipment		-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.82	Type PL03 - Water Play Item	Including water connecitons - PROVISIONAL SUM ALLOWANCE	-	m2	1,500	-	-	m2	1,500	-	-	m2	1,500	-
6.83	Type PL04 - Nature Play	Assortment of rock, logs, surface treatments, etc. - PROVISIONAL SUM	48	m2	450	21,600	-	m2	450	-	48	m2	450	21,600
6.84	Type PL05 - Play	Childrens play equipment - PROVISIONAL SUM ALLOWANCE	-	Item	150,000	-	-	Item	150,000	-	-	Item	150,000	-
6.85	Steel hoop fence around garden bed type VE02	Including posts, finishes, etc.	-	m	250	-	-	m	250	-	-	m	250	-
6.86	Type PL06 - Multi Sport Play Area		-	m2	250	-	-	m2	250	-	-	m2	250	-
	Architecture & Site Structures													
6.87	Type SS01 - proposed bridge by others	Pedestrian crossing	-	m2	-	-	-	m2	-	-	-	m2	-	-
6.88	Type SS02 - shade structure	Including steel posts and frame, metal roof decking, rainwater goods, etc.	58	m2	1,000	58,000	-	m2	1,000	-	58	m2	1,000	58,000
6.89	Type SS03 - steel structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.90	Type SS04 - timber structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.91	Type SS05 - Toilet (self cleaning)	Prefabricated modular toilets including steel frame, stainless steel sheet lining, sanitary items, conneciton, etc.	-	Item	300,000	-	-	Item	300,000	-	-	Item	300,000	-

PR_02 - Sutton Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.2a Boundary Precinct - Sutton Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
7	**STREET LIGHTING**													
7.1	Type - LT01 Street/ Park light	Solar Lights	8	No.	15,000	120,000	-	No.	15,000	-	8	No.	15,000	120,000
7.2	Street Lighting - Bike path		-	No.	12,500	-	-	No.	12,500	-	-	No.	12,500	-
7.3	Type - LT02 Light		-	No.	30,000	-	-	No.	30,000	-	-	No.	30,000	-
7.4	Conduits	Included below	-	m2	5	-	-	m2	5	-	-	m2	5	-
8	**UTILITIES**													
8.1	Allowance for non-disruptive digging		1	Item	20,000	20,000	-	Item	20,000	-	1	Item	20,000	20,000
8.2	Type WS01 - Underground irrigation tank		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.3	Type WS02 - Underground storage cells		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.4	Type WR01 - Steel water element		-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
8.5	Type WR02 - Weir	Weir within the rain gardens including outlets for water to pass through,	-	m	850	-	-	m	850	-	-	m	850	-
8.6	Allowance for water including connection to existing services		1,520	m2	10	15,200	-	m2	10	-	1,520	m2	10	15,200
8.7	Allowance for sewer including connection to existing services		1,520	m2	5	7,600	-	m2	5	-	1,520	m2	5	7,600
8.8	Allowance for stormwater including connection to existing services		1,520	m2	25	38,000	-	m2	25	-	1,520	m2	25	38,000
8.9	Allowance for irrigation including connection to existing services	Allowed to VE01	160	m2	30	4,800	-	m2	30	-	160	m2	30	4,800
8.10	New telco	EXCLUDED	-	m	75	-	-	m	75	-	-	m	75	-
8.11	New gas	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.12	Relocate utilities (Provisional Sum)	EXCLUDED	-	Item	-	-	-	Item	-	-	-	Item	-	-
8.13	Protect utilities (Provisional Sum)	Sundry Allowance	1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
8.14	Gas transmission	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.15	Allowance for electrical services for sundry items, i.e. street lights, conduits, cables, pits, etc.		1,520	m2	10	15,200	-	m2	10	-	1,520	Item	10	15,200
9	**MISCELLANEOUS**													
9.1	Line marking		1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
9.2	Regulatory Signage		1	Item	15,200	15,200	-	Item	15,200	-	1	Item	15,200	15,200
9.3	Works maintenance – up to 1 year		1	Item	15,000	15,000	-	Item	15,000	-	1	Item	15,000	15,000
9.4	Landscape maintenance – 1yr/2 summers		1	Item	21,500	21,500	-	Item	21,500	-	1	Item	21,500	21,500
9.5	Traffic signals 10 year Maintenance Fee		1	Item	80,000	80,000	-	Item	80,000	-	1	Item	80,000	80,000
9.6	Street furniture	Included within FR00 furniture items	-	m	95	-	-	m	95	-	-	m	95	-
9.7	Habitat boxes for targeted bird/owl species	To underside of exit ramp	-	m2	50	-	-	m2	50	-	-	m2	50	-
	SUB-TOTAL WORKS		**1,520**	**m2**	**1,427**	**2,168,370**	**1,520**	**m2**	**18**	**26,600**	**1,520**	**m2**	**1,444**	**2,194,970**
10	**MISCELLANEOUS**													
10.1	Supervision/Project Management		0.09	%		195,153	0.09	%		2,394	0.09	%		197,547
10.2	Site Establishment		0.03	%		54,209	0.03	%		665	0.03	%		54,874
	SUB-TOTAL WORKS		**1,520**	**m2**	**164**	**249,363**	**1,520**	**m2**	**2**	**3,059**	**1,520**	**m2**	**166**	**252,422**
11	**DELIVERY**													
11.1	Council Fees		0.03	%		78,576	0.03	%		964	0.03	%		79,540
11.2	Other Authority Fees		0.01	%		24,177	0.01	%		297	0.01	%		24,474
11.3	Traffic Management		0.07	%		169,241	0.07	%		2,076	0.07	%		171,317
11.4	Environmental Management		0.01	%		12,089	0.01	%		148	0.01	%		12,237
11.5	Survey/Design		0.08	%		193,419	0.08	%		2,373	0.08	%		195,791
11.6	Project Contingency		0.20	%		483,547	0.20	%		5,932	0.20	%		489,478
11.7	WSUD related infrastructure		0.05	%		120,887	0.05	%		1,483	0.05	%		122,370
11.8	Cost Escalation	EXCLUDED	0.00	%		0	0.00	%		-	0.00	%		0
	SUB-TOTAL DELIVERY		**1,520**	**m2**	**712**	**1,081,935**	**1,520**	**m2**	**9**	**13,272**	**1,520**	**m2**	**721**	**1,095,208**
12	**TOTAL END COST (June, 2021)**		**1,520**	**m2**	**2,302**	**3,499,668**	**1,520**	**m2**	**28**	**42,931**	**1,520**	**m2**	**2,331**	**3,542,599**

PR_03 - Mark Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.3a Boundary Precinct - Mark Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
	WORKS													
1	**SITEWORKS AND EARTHWORKS**													
1.1	Allowance for general demolition	Includes disposal, removal of sundries, etc.	1,460	m2	25	36,500	-	m2	25	-	1,460	m2	25	36,500
1.2	Earthworks - contaminated soil	Disposal of Cat C - allowance for 100mm across site area	146	m3	225	32,850	-	m3	225	-	146	m3	225	32,850
1.3	Earthworks - Bulk cut and fill	Assume relatively flat - allowance included within general demolition	-	m3	50	-	-	m3	50	-	-	m3	50	-
1.4	Allowance for demolition of existing kerbs		142	m	80	11,360	-	m	80	-	142	m	80	11,360
1.5	Allowance for demolition of existing footpaths		213	m2	55	11,715	-	m2	55	-	213	m2	55	11,715
1.6	Allowance to make good to existing public pavements	Included below	-	m2	100	-	-	m2	100	-	-	m2	100	-
1.7	Allowance to mill existing asphalt road		497	m2	15	7,455	-	m2	15	-	497	m2	15	7,455
1.8	Allowance to decommission existing street lights	Sundry allowance	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.9	Allowance to remove existing street furniture, etc.	Sundry allowance, i.e. fence, gates, etc.	1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
1.10	Allowance for feature mounds	N/A	-	m3	75	-	-	m3	75	-	-	m3	75	-
1.11	Allowance for ponds	Make good to existing Moonee Ponds Creek embankment	-	m2	250	-	-	m2	250	-	-	m2	250	-
1.12	Allowance for demolition of existing carpark	Included above - demo asphalt	-	m2	55	-	-	m2	55	-	-	m2	55	-
1.13	Allowance for demolition of existing buildings		-	m2	100	-	-	m2	100	-	-	m2	100	-
1.14	Allowance for removal of existing trees	Sundry allowance	-	Item	1,000	-	-	Item	1,000	-	-	Item	1,000	-
1.15	Demolish existing levee wall	Including footings - assumed entire length of site	-	Item	46,800	-	-	Item	46,800	-	-	Item	46,800	-
1.16	Allowance to disconnect and remove existing overhead powerlines	Within project boundary	77	m	1,000	77,000	-	m	1,000	-	77	m	1,000	77,000
1.17	Existing overhead powerlines to be undergrounded	Includes excavation, cables, conduits, fill, etc.	77	m	3,500	269,500	-	m	3,500	-	77	m	3,500	269,500
1.18	Recycle & reuse existing bluestone kerb & channels	As advised by Architects	-	m	200	-	-	m	200	-	-	m	200	-
							-		-	-				
2	**ROAD PAVEMENT**		-			-	-		-	-	-		-	-
2.1	Make good to existing roads, i.e. resurfacing, line markings, etc. - PROVISIONAL SUM	These types of works generally include alterations to line-marking, multiple road openings and require full resurfacing of the road.	1	Item	50,000	50,000	-	Item	50,000	-	1	Item	50,000	50,000
							-		-	-				
3	**CONCRETE WORKS**		-			-	-		-	-	-		-	-
4	**DRAINAGE**													
4.1	Drainage - pipes	EXCLUDED	-	m	715	-	-	m	715	-	-	m	715	-
4.2	Drainage - pits	EXCLUDED	-	No.	3,800	-	-	No.	3,800	-	-	No.	3,800	-
4.3	Drainage – Sub-soil drainage	EXCLUDED	-	m	200	-	-	m	200	-	-	m	200	-
4.4	1200 x 900 x 2 culverts	EXCLUDED	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
4.5	Culvert headwall	EXCLUDED	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
4.6	Drainage – Miscellaneous *(Description)*	Minor allowance to make good to existing drainage DSS Drainage - Non DCP	1,460	m2	5	7,300	1	Item	39,000	39,000	1	Item	46,300	46,300
5	**TRAFFIC**													
5.1	Traffic Signals		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
5.2	Traffic Safety		1	Item	2,000	2,000	-	Item	2,000	-	1	Item	2,000	2,000
6	**LANDSCAPE**													
	Vegetation													
6.1	Trees - 75% 45L pot size & 25% 155L pot size	Includes 75mm mulch, 400 thick organic soil, 300 deel cultivated subgrade, 3 No. hardwood stakes	22	No.	450	9,900	-	No.	450	-	22	No.	450	9,900
6.2	Tree Pit TP01 - Structural soil	Tree pit	3	No.	1,000	3,000	-	No.	1,000	-	3	No.	1,000	3,000
6.3	Tree Pit TP02 - Bio Retention pit	Tree pit with bio-retention tree pit	-	No.	2,000	-	-	No.	2,000	-	-	No.	2,000	-
6.4	Vegitation Type VE01 - Wicking Lawn	Includes soil preparation, 150 thick soil media, 150 thick subsoil cultivation, 300mm thick aquifer storage zone of washed river sand	133	m2	250	33,250	-	m2	250	-	133	m2	250	33,250
6.5	Vegitation Type VE02 - Planting Layout	Planting layout - 75thick mulch, 600 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.6	Vegitation Type VE03 - Wetland planting	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.7	Vegitation Type VE04 - Swale/ Rain garden garden	Planting layout - 75thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	157	m2	250	39,250	-	m2	250	-	157	m2	250	39,250
6.8	Vegitation Type VE05 - Slope Embankment Embankment	Jute matting, 75 thick mulch, 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.9	Vegitation Type VE06 - Creek Corridor	Planting layout - 400 thick topsoil, organic soil conditioner, 300 thick cultivated subgrade	-	m2	90	-	-	m2	90	-	-	m2	90	-
6.10	Battered slope		-	m2	30	-	-	m2	30	-	-	m2	30	-
6.11	Allowance for tuffed grass within Play Area		-	m2	20	-	-	m2	20	-	-	m2	20	-
	Edges & Paving													
6.12	Type PV01 - Asphalt VEH	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	-	m2	125	-	-	m2	125	-	-	m2	125	-
6.13	Type PV02 - Granitic sand	Includes 50mm granitic sand over 90mm Class 3 compacted crushed rock compacted crushed rock	238	m2	50	11,900	-	m2	50	-	238	m2	50	11,900
6.14	Type PV03 - Sawn bluestone paving (standrd)	Includes 40mm thick sawn bluestone pavers, 50 thick mortar, 100 thick	-	m2	300	-	-	m2	300	-	-	m2	300	-
6.15	Type PV04 - Sawn bluestone paving (small)	Includes 60mm thick sawn bluestone pavers, 50 thick mortar, 200 thick concrete slab, 50 thick Class 2 crushed rock	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.16	Type PV05 - Timber decking/ boardwalk		-	m2	350	-	-	m2	350	-	-	m2	350	-
6.17	Type PV06 - 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over	-	m2	450	-	-	m2	450	-	-	m2	450	-
6.18	Type PV07 - Permeable aggregate (tree)	40mm 'Spring Rockpave' , woven fabric, 60mm	-	m2	250	-	-	m2	250	-	-	m2	250	-
6.19	Type PV08 - Concrete	125mm thick concrete and 100mm thick Class 3 FCR subbase	-	m2	150	-	-	m2	150	-	-	m2	150	-
6.20	Type PV09 - Mulch		-	m2	35	-	-	m2	35	-	-	m2	35	-
6.21	Type PV10 - FRP Decking PED	Fibreglass reinforced plastic including steel frame, kickrail, etc.	40	m2	500	20,000	-	m2	500	-	40	m2	500	20,000
6.22	Type PV11 - FRP Decking VEH	Fibreglass reinforced plastic including steel frame, kickrail, etc.	-	m2	850	-	-	m2	850	-	-	m2	850	-
6.23	Type PV12 - Bluestone Pitcher VEH	Sawn bluestone pitchers including 75 thick mortar, 150 thick Class 2 FCR	88	m2	520	45,760	-	m2	520	-	88	m2	520	45,760
6.24	Type PV13 - Concrete VEH	200 thick concrete slab including 100 thick Class 3 FCR on approved subgrade	-	m2	180	-	-	m2	180	-	-	m2	180	-

PR_03 - Mark Street

Macaulay Urban Renewal Precinct

City of Melbourne

29 June, 2021

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3.3a Boundary Precinct - Mark Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
6.25	Type PV14 - Sports Surface	125 thick sports surface including concrete, asphalt wearing layer, line marking, etc.	-	m2	180	-	-	m2	180	-	-	m2	180	-
6.26	Type PV15 - Informal Access Path	Assumed gravel path	-	m2	50	-	-	m2	50	-	-	m2	50	-
6.27	Type PV16 - Recycled Bluestone Blocks	Recycled Bluestone block boulders within rain garden	9	m	300	2,700	-	m	300	-	9	m	300	2,700
6.28	Type PV17 - Concrete exposed VEH	200 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish., etc.	-	m2	280	-	-	m2	280	-	-	m2	280	-
6.29	Type PV18 - Permeable Asphalt VEH	90 thick porous asphalt including sand/ gravel, geotextile fabric, subsoil preparation, etc.	-	m2	200	-	-	m2	200	-	-	m2	200	-
6.30	Type PV19 - Asphalt PED	Includes 25mm asphalt wearing course, 35mm base course, compacted subbase, etc.	595	m2	100	59,500	-	m2	100	-	595	m2	100	59,500
6.31	Type PV20 - Softfall Rubber	EDM Softfall rubber wearing layer, including recycled rubber impact attenuation base, etc.	-	m2	350	-	-	m2	350	-	-	m2	350	-
6.32	Type PV21 - Softfall Sand	500 thick playground sand		m2	100	-	-	m2	100	-	-	m2	100	-
6.33	Type PV22 - Concrete exposed PED	125 thick reinforced insitu concrete paving including 100 thick Class 3 FCR, grit blast finish, etc.	131	m2	3,500	458,500	-	m2	3,500	-	131	m2	3,500	458,500
6.34	Type SR01 - Concrete stair	Precast concrete stairs including stair nosing, inlay strips, etc.	-	m/rise	3,500	-	-	m/rise	3,500	-	-	m/rise	3,500	-
6.35	Type SR02 - Concrete exposed stairs	Insitu concrete stairs including formwork, footings, stair nosing, finish ,etc.	-	m/rise	4,000	-	-	m/rise	4,000	-	-	m/rise	4,000	-
6.36	Type SR03 - FRP decking stair	Fibreglass reinforced plastic stairs including steel frame, kickrail, handrail, etc.	-	m/rise	4,500	-	-	m/rise	4,500	-	-	m/rise	4,500	-
6.37	Type SR03 - FRP decking stair	Tiered seating	-	m/rise	5,000	-	-	m/rise	5,000	-	-	m/rise	5,000	-
6.38	Extra over to form ramps		-	m2	50	-	-	m2	50	-	-	m2	50	-
6.39	Type TG01 - Hazard TGSI		1	Item	23,000	23,000	-	Item	23,000	-	1	Item	23,000	23,000
6.40	Type TG02 - Directional		1	Item	7,500	7,500	-	Item	7,500	-	1	Item	7,500	7,500
6.41	Type ED01 - Bluestone kerb	Sawn bluestone kerb and channel	39	m	700	27,300	-	m	700	-	39	m	700	27,300
6.42	Type ED03 - Timber edging		-	m	25	-	-	m	25	-	-	m	25	-
6.43	Type ED04 - Concrete edge		-	m	200	-	-	m	200	-	-	m	200	-
6.44	Type ED06 - Steel edge	100 high mild steel edging	-	m	50	-	-	m	50	-	-	m	50	-
6.45	Type ED07 - Steel hoops		-	m	75	-	-	m	75	-	-	m	75	-
6.46	Type ED08 - Access ramp	Allowance for concrete edging	3	No.	2,500	7,500	-	No.	2,500	-	3	No.	2,500	7,500
6.47	Type ED10 - Dolphin Kerb	Sawn bluestone brocken kerb	126	m	300	37,800	-	m	300	-	126	m	300	37,800
6.48	Type ED11 - Bluestone Edge	Sawn bluestone raised edge	-	m	300	-	-	m	300	-	-	m	300	-
6.49	Type ED12 - Semi-mountable kerb	Sawn bluestone kerb and channel	40	m	650	26,000	-	m	650	-	40	m	650	26,000
	Walls and Fencing													
6.50	Wall type WL01 - Brick retaining wall	Includes foundations	-	m	1,250	-	-	m	1,250	-	-	m	1,250	-
6.51	Wall type WL02 - Bluestone wall <1m	Includes foundations	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.52	Wall type WL02 - Bluestone wall 1-2m	Including footings, protruding fins/ buttons, etc. (Allowed 1m high)	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.53	Wall type WL03 - Split face bluestone wall <1m	Including footings	-	m	1,300	-	-	m	1,300	-	-	m	1,300	-
6.54	Wall type WL03 - Split face bluestone wall 1-2m	Including footings	-	m	1,700	-	-	m	1,700	-	-	m	1,700	-
6.55	Wall type WL03 - Split face bluestone wall 2-3m	Including footings	-	m	2,100	-	-	m	2,100	-	-	m	2,100	-
6.56	Wall type WL04 - Levee wall	Insitu concrete wall including footigns, formwork, etc.	-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
6.57	Make good to existing levee walls		-	m	500	-	-	m	500	-	-	m	500	-
6.58	Fence Type FN01 - fencing and gate	Includes posts	-	m	625	-	-	m	625	-	-	m	625	-
6.59	DSS LEEVEE Wall	Excluded	-	m	-	-	-	m	-	-	-	m	-	-
6.60	High quality rail fence	Provisional allowance	-	m	3,750	-	-	m	3,750	-	-	m	3,750	-
	Furniture, Handrail & Equipment													
6.61	Type FR01 - Bench	700 wide stainless steel bench seat	2	No.	5,700	11,400	-	No.	5,700	-	2	No.	5,700	11,400
6.62	Type FR02 - Seat	Stainless steel park seat	2	No.	5,300	10,600	-	No.	5,300	-	2	No.	5,300	10,600
6.63	Type FR03 - Custom Seat	2500 x 600 wide steel and timber custom seat	2	m	2,600	5,200	-	m	2,600	-	2	m	2,600	5,200
6.64	Type FR04 - Bins	Set of 2 - Recycling and Waste + Dog Bin	1	No.	5,300	5,300	-	No.	5,300	-	1	No.	5,300	5,300
6.65	Type FR05 - Drinking Fountain	Including dog bowl and water supply connections	1	No.	7,500	7,500	-	No.	7,500	-	1	No.	7,500	7,500
6.66	Type FR06 - Bike Hoop	Stainless steel including 300mm deep concrete footings	-	No.	500	-	-	No.	500	-	-	No.	500	-
6.67	Type FR07 - Tree guard & grate (Bio retention tree	Stainless steel tree protection in powdercoat finish	-	No.	1,625	-	-	No.	1,625	-	-	No.	1,625	-
6.68	Type FR08 - Picnic Table	Stainless steel and timber picnic table	-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.69	Type FR09 - Picnic Table (Custom)	Timber and steel custom table	2	No.	4,500	9,000	-	No.	4,500	-	2	No.	4,500	9,000
6.70	Type FR10 - Double BBQ set	Includes electrical connection and installation	-	No.	11,500	-	-	No.	11,500	-	-	No.	11,500	-
6.71	Type FR11-A - Bollard (HVM Fixed)		21	No.	550	11,550	-	No.	550	-	21	No.	550	11,550
6.72	Type FR11-B - Bollard (HVM Removable)	Removable fin bollard including footing	-	No.	1,000	-	-	No.	1,000	-	-	No.	1,000	-
6.73	Type FR12-A - Bollard (Non HVM Fixed)		-	No.	3,125	-	-	No.	3,125	-	-	No.	3,125	-
6.74	Type FR12-B - Bollard (Non HVM Removable)		-	No.	3,750	-	-	No.	3,750	-	-	No.	3,750	-
6.75	Type FR13 - Rock feature	Basalt boulders	9	m	300	2,700	-	m	300	-	9	m	300	2,700
6.76	Type FR14 - Park swivel chair		6	No.	1,000	6,000	-	No.	1,000	-	6	No.	1,000	6,000
6.77	Type FR15 - Bike Station	Including footings	-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.78	Type HR01 - Balustrade	1000 min. high custom steel balustrade in powdercoated finish	-	m	1,500	-	-	m	1,500	-	-	m	1,500	-
6.79	Type HR02 - Handrail	800 high stainless steel handrail including posts, footings, etc.	-	m	800	-	-	m	800	-	-	m	800	-
6.80	Type PL01 - Skate park item area	Including footings - PROVISIONAL SUM ALLOWANCE	-	m2	650	-	-	m2	650	-	-	m2	650	-
6.81	Type PL02 - Outdoor fitness equipment		-	No.	5,000	-	-	No.	5,000	-	-	No.	5,000	-
6.82	Type PL03 - Water Play Item	Including water connecitons - PROVISIONAL SUM ALLOWANCE	-	m2	1,500	-	-	m2	1,500	-	-	m2	1,500	-
6.83	Type PL04 - Nature Play	Assortment of rock, logs, surface treatments, etc. - PROVISIONAL SUM	28	m2	450	12,600	-	m2	450	-	28	m2	450	12,600
6.84	Type PL05 - Play	Childrens play equipment - PROVISIONAL SUM ALLOWANCE	-	Item	150,000	-	-	Item	150,000	-	-	Item	150,000	-
6.85	Steel hoop fence around garden bed type VE02	Including posts, finishes, etc.	-	m	250	-	-	m	250	-	-	m	250	-
6.86	Type PL06 - Multi Sport Play Area		-	m2	250	-	-	m2	250	-	-	m2	250	-
	Architecture & Site Structures													
6.87	Type SS01 - proposed bridge by others	Pedestrian crossing	-	m2	-	-	-	m2	-	-	-	m2	-	-
6.88	Type SS02 - shade structure	Including steel posts and frame, metal roof decking, rainwater goods, etc.	58	m2	1,000	58,000	-	m2	1,000	-	58	m2	1,000	58,000
6.89	Type SS03 - steel structure		-	m2	-	-	-	m2	-	-	-	m2	-	-
6.90	Type SS04 - timber structure		-	m2	-	-	-	m2	-	-	-	m2	-	-

PR_03 - Mark Street

Macaulay Urban Renewal Precinct

City of Melbourne **29 June, 2021**

Cost Plan No. 1 based on Concept Design documentation prepared by McGregor Coxall dated 10 and 24th June, 2021

3.3a Boundary Precinct - Mark Street			DCP				NON-DCP				COMBINED			
Item	Description	Comments	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount	Quantity	Unit	Rate ($/unit)	Amount
6.91	Type SS05 - Toilet (self cleaning)	Prefabricated modular toilets including steel frame, stainless steel sheet lining, sanitary items, conneciton, etc.	-	Item	300,000	-	-	Item	300,000	-	-	Item	300,000	-
7	**STREET LIGHTING**													
7.1	Type - LT01 Street/ Park light	Solar Lights	10	No.	15,000	150,000	-	No.	15,000	-	10	No.	15,000	150,000
7.2	Street Lighting - Bike path		-	No.	12,500	-	-	No.	12,500	-	-	No.	12,500	-
7.3	Type - LT02 Light		-	No.	30,000	-	-	No.	30,000	-	-	No.	30,000	-
7.4	Conduits	Included below	-	m2	5	-	-	m2	5	-	-	m2	5	-
8	**UTILITIES**													
8.1	Allowance for non-disruptive digging		1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
8.2	Type WS01 - Underground irrigation tank		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.3	Type WS02 - Underground storage cells		-	No.	-	-	-	No.	-	-	-	No.	-	-
8.4	Type WR01 - Steel water element		-	m	1,000	-	-	m	1,000	-	-	m	1,000	-
8.5	Type WR02 - Weir	Weir within the rain gardens including outlets for water to pass through,	-	m	850	-	-	m	850	-	-	m	850	-
8.6	Allowance for water including connection to existing services		1,460	m2	10	14,600	-	m2	10	-	1,460	m2	10	14,600
8.7	Allowance for sewer including connection to existing services		1,460	m2	5	7,300	-	m2	5	-	1,460	m2	5	7,300
8.8	Allowance for stormwater including connection to existing services		1,460	m2	25	36,500	-	m2	25	-	1,460	m2	25	36,500
8.9	Allowance for irrigation including connection to existing services	To VE01	133	m2	30	3,990	-	m2	30	-	133	m2	30	3,990
8.10	New telco	EXCLUDED	-	m	75	-	-	m	75	-	-	m	75	-
8.11	New gas	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.12	Relocate utilities (Provisional Sum)	EXCLUDED	-	Item	-	-	-	Item	-	-	-	Item	-	-
8.13	Protect utilities (Provisional Sum)	Sundry Allowance	1	Item	25,000	25,000	-	Item	25,000	-	1	Item	25,000	25,000
8.14	Gas transmission	EXCLUDED	-	Item	10,000	-	-	Item	10,000	-	-	Item	10,000	-
8.15	Allowance for electrical services for sundry items, i.e. street lights, conduits, cables, pits, etc.		1,460	m2	10	14,600	-	m2	10	-	1,460	Item	10	14,600
9	**MISCELLANEOUS**													
9.1	Line marking		1	Item	5,000	5,000	-	Item	5,000	-	1	Item	5,000	5,000
9.2	Regulatory Signage		1	Item	14,600	14,600	-	Item	14,600	-	1	Item	14,600	14,600
9.3	Works maintenance – up to 1 year		1	Item	15,000	15,000	-	Item	15,000	-	1	Item	15,000	15,000
9.4	Landscape maintenance – 1yr/2 summers		1	Item	21,500	21,500	-	Item	21,500	-	1	Item	21,500	21,500
9.5	Traffic signals 10 year Maintenance Fee		1	Item	80,000	80,000	-	Item	80,000	-	1	Item	80,000	80,000
9.6	Street furniture	Included within FR00 furniture items	-	m	95	-	-	m	95	-	-	m	95	-
9.7	Habitat boxes for targeted bird/owl species	To underside of exit ramp	-	m2	50	-	-	m2	50	-	-	m2	50	-
	SUB-TOTAL WORKS		**1,460**	**m2**	**1,290**	**1,883,480**	**1,460**	**m2**	**27**	**39,000**	**1,460**	**m2**	**1,317**	**1,922,480**
10	**MISCELLANEOUS**													
10.1	Supervision/Project Management		0.09	%		169,513	0.09	%		3,510	0.09	%		173,023
10.2	Site Establishment		0.03	%		47,087	0.03	%		975	0.03	%		48,062
	SUB-TOTAL WORKS		**1,460**	**m2**	**148**	**216,600**	**1,460**	**m2**	**3**	**4,485**	**1,460**	**m2**	**151**	**221,085**
11	**DELIVERY**													
11.1	Council Fees		0.03	%		68,253	0.03	%		1,413	0.03	%		69,666
11.2	Other Authority Fees		0.01	%		21,001	0.01	%		435	0.01	%		21,436
11.3	Traffic Management		0.07	%		147,006	0.07	%		3,044	0.07	%		150,050
11.4	Environmental Management		0.01	%		10,500	0.01	%		217	0.01	%		10,718
11.5	Survey/Design		0.08	%		168,006	0.08	%		3,479	0.08	%		171,485
11.6	Project Contingency		0.20	%		420,016	0.20	%		8,697	0.20	%		428,713
11.7	WSUD related infrastructure		0.05	%		105,004	0.05	%		2,174	0.05	%		107,178
11.8	Cost Escalation	EXCLUDED	0.00	%		0	0.00	%		-	0.00	%		0
	SUB-TOTAL DELIVERY		**1,460**	**m2**	**644**	**939,786**	**1,460**	**m2**	**13**	**19,460**	**1,460**	**m2**	**657**	**959,245**
12	**TOTAL END COST (June, 2021)**		**1,460**	**m2**	**2,082**	**3,039,866**	**1,460**	**m2**	**43**	**62,945**	**1,460**	**m2**	**2,125**	**3,102,811**

6.2.2 Library & cultural centre – estimate template (CF_01)

Assumption: Facility to occupy four floors of a multi-storey development.

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
	WORKS					
1	**PRE-CONSTRUCTION**					
1.1	Pre-construction					
1.1.1	Demolition & removal		m²	$2.00	$–	Developer cost
1.1.2	Site preparation		m²	$5.00	$–	
1.1.3	Earthworks		m²	$30.00	$–	
2	**BUILDING**					
	Library – fitout only					
2.1	Foyer	20	m²	$1,850.00	$37,000.00	Costs for fitout only, shell to be provided by developer
2.2	Customer service point	20	m²	$3,050.00	$61,000.00	
2.3	Display area	20	m²	$1,550.00	$31,000.00	
2.4	Staff amenities	20	m²	$2,450.00	$49,000.00	
2.5	Accessible toilet / baby change	10	m²	$2,750.00	$27,500.00	
2.6	Public amenities	30	m²	$2,450.00	$73,500.00	
2.7	Community meeting spaces	200	m²	$1,550.00	$310,000.00	
2.8	Collection area	703	m²	$1,250.00	$878,750.00	
2.9	Extra for library shelving	1	Item	$600,000.00	$600,000.00	
2.10	Computer / IT room	150	m²	$3,350.00	$502,500.00	
2.11	Reading, study and lounge areas	1300	m²	$1,250.00	$1,625,000.00	
2.12	Work room	60	m²	$1,450.00	$87,000.00	Assume plant space – by developer
2.13	Aboriginal interpretation space	500	m²	$1,550.00	$775,000.00	
2.14	Other community learning arts & culture spaces	1000	m²	$3,050.00	$3,050,000.00	Included for higher spec with 5m min. ceiling
2.15	Vertical transportation	1	Item	$480,000.00	$480,000.00	Assume lift specifically for library
3	**CANOPY & VERANDAH**					
3.1	Canopy & verandah	60	m²	$1,000.00	$60,000.00	Outdoor alfresco area
4	**CAR PARK**					
4.1	Car park					
4.1.1	Pavement	387	m²	$200.00	$77,433.60	Rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	$–	$–	Included
4.1.3	Drainage pipes		LM	$–	$–	Included
4.1.4	Drainage pits		No.	$–	$–	Included
4.1.5	Linemarking/signage		No.	$–	$–	Included
4.1.6	Other		Item	$–	$–	
5	**OUTDOOR PLAY**					
5.1	Playground		m²		$–	N/a
6	**SITE WORKS**					
6.1	Paths					
6.1.1	Pedestrian path		Item		$–	Developer cost
6.2	Drainage					
6.2.1	Drainage pipes		LM	$–	$–	Developer cost
6.2.2	Drainage pits		No.	$–	$–	
6.2.3	Subsoil drainage		LM	$–	$–	
6.2.4	Stormwater drainage		Item		$–	
6.3	Landscaping					
6.3.1	Tree planting		No.	$–	$–	Developer cost
6.3.2	Topsoil & turf only		m²		$–	
6.3.3	Landscape planting		m²		$–	
6.4	Site lighting					
6.4.1	Light poles & fittings		Item		$–	Developer cost
6.5	Gates/entrances		Item	$–	$–	
6.6	Fencing		Item		$–	N/a
7	**SERVICES**					
7.1	Light & power		Item		$–	Developer cost
7.2	Water		Item		$–	
7.3	Sewer		Item		$–	
7.4	Gas		Item		$–	
7.5	Communications	1	Item	$80,660.00	$80,660.00	
7.6	Fire protection		Item		$–	
7.7	BWIC	1	Item	$2,419.80	$2,419.80	
	SUB TOTAL – WORKS				**$8,807,763.40**	

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
8	**DELIVERY**					
8.1	Council fees	3.25%			$286,252.31	Assume includes all council internal costs; assume includes any authority fees payable
8.2	Authority fees	0.00%			N/A	Developer cost
8.3	Traffic management	7.00%			$616,543.44	Part of contractor preliminaries
8.4	Environmental management	0.50%			$44,038.82	Part of contractor preliminaries
8.5	Survey/design	10.00%			$880,776.34	8.5 – Assume is for design consultants.
8.6	Supervision & project management	9.00%			$792,698.71	Part of contractor preliminaries
8.7	Site establishment	0.00%			N/A	Developer cost
8.8	Contingency	20.00%			$1,761,552.68	Includes both design and construction contingencies
8.9	Rounding				$374.31	
	SUB TOTAL – DELIVERY				**$4,382,236.60**	
	TOTAL ESTIMATED PROJECT COST				**$13,190,000.00**	

Macaulay West Community Centre - Estimate Template (CF_02)

Assumption - building is stand-alone

Item	Description	Quantity	Unit	Rate	Amount	Comments
	WORKS					
1	**PRE-CONSTRUCTION**					
1.1	Pre-construction					
1.1.1	Demolition & Removal	2000	m2	$ 2.00	$ 4,000.00	Vegetation removal/demolition
1.1.2	Site preparation	2000	m2	$ 5.00	$ 10,000.00	Topsoil stripping & stockpile
1.1.3	Earthworks	2000	m2	$ 200.00	$ 400,000.00	Bulk excavation for building platform incl disposal of contaminated soil CatC
2	**BUILDING**					
	kindergarten 2 Rooms - *(Description)*					
2.1	*Foyer*	40	m2	$ 2,600.00	$ 104,000.00	
2.2	*Office*	30	m2	$ 2,400.00	$ 72,000.00	
2.3	*Room 1*	120	m2	$ 2,700.00	$ 324,000.00	
2.4	*Room 2*	120	m2	$ 2,700.00	$ 324,000.00	
2.5	*Staff/Meeting Room*	28	m2	$ 2,400.00	$ 67,200.00	
2.6	*Kitchen*	14	m2	$ 3,600.00	$ 50,400.00	
2.61	*- Extra for kitchen equipment - Assumed high-end domestic type*	1	item	$ 10,000.00	$ 10,000.00	
2.7	*Storage*	46	m2	$ 2,000.00	$ 92,000.00	
2.8	*Shared staff/accessible toilet*	10	m2	$ 3,300.00	$ 33,000.00	
2.9	*Children's amenities area*	28	m2	$ 3,300.00	$ 92,400.00	
2.10	*Shared rear veranda*	Incl.3.1	m2	$ -	$ -	
2.11	*Shared external storage*	70	m2	$ 1,800.00	$ 126,000.00	
2.12	*Shared outdoor play area*	Incl.5.2	m2	$ -	$ -	
2.13	*Circulation*	55	m2	$ 2,000.00	$ 110,000.00	
	MCH & Family Service - (Description)					
2.14	*Consulting room 1*	18	m2	$ 2,400.00	$ 43,200.00	
2.15	*Consulting room 2*	18	m2	$ 2,400.00	$ 43,200.00	
2.16	*Consulting room 3*	18	m2	$ 2,400.00	$ 43,200.00	
2.17	*Waiting room*	36	m2	$ 2,700.00	$ 97,200.00	
2.18	*Staff amenities/accessible toilet*	8	m2	$ 3,300.00	$ 26,400.00	
2.19	*Storage*	11	m2	$ 2,000.00	$ 22,000.00	
2.2	*Kitchenette*	2	m2	$ 3,300.00	$ 6,600.00	
2.21	*Family amenities*	12	m2	$ 3,600.00	$ 43,200.00	
2.22	*Parent education*	20	m2	$ 2,700.00	$ 54,000.00	
2.23	*Circulation*	14	m2	$ 2,000.00	$ 28,000.00	
	General Community Spaces - (Description)					
2.24	*Front veranda*	Incl.3.2	m2	$ -	$ -	
2.25	*Foyer / reception*	45	m2	$ 2,600.00	$ 117,000.00	
2.26	*Pram storage*	10	m2	$ 2,000.00	$ 20,000.00	
2.27	*Amenities*	25	m2	$ 3,600.00	$ 90,000.00	
2.28	*Staff amenities/accessible toilet*	8	m2	$ 3,600.00	$ 28,800.00	
2.29	*Kitchen*	20	m2	$ 3,500.00	$ 70,000.00	
2.29.1	*- Extra for kitchen equipment - Assumed high-end domestic type*	1	item	$ 10,000.00	$ 10,000.00	
2.30	*Office 1*	20	m2	$ 2,700.00	$ 54,000.00	
2.31	*Office 2*	20	m2	$ 2,700.00	$ 54,000.00	
2.32	*Activity Room 1*	20	m2	$ 2,700.00	$ 54,000.00	
2.33	*Activity Room 2*	67	m2	$ 2,700.00	$ 180,900.00	
2.34	*Activity Room 3*	122	m2	$ 2,700.00	$ 329,400.00	
2.35	*Storage*	60	m2	$ 2,000.00	$ 120,000.00	
2.36	*Circulation*	46	m2	$ 2,000.00	$ 92,000.00	
2.37	*Plant spaces*	1	item	$ 120,700.00	$ 120,700.00	allow 5% of building area
2.38	*Piled foundations / extra for suspended ground slab*	1	Item	$ 506,940.00	$ 506,940.00	raise floor above flood level
3	**CANOPY & VERANDAH**					
3.1	Shared rear veranda	46	m2	$ 1,500.00	$ 69,000.00	
3.2	Front veranda	40	m2	$ 1,500.00	$ 60,000.00	
4	**CAR PARK**					
4.1	Car Park	***Spaces***	***No.***			
4.1.1	Pavement	116	m2	$ 200.00	$ 23,174.40	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	$ -	$ -	Included
4.1.3	Drainage Pipes		LM	$ -	$ -	Included
4.1.4	Drainage Pits		No.	$ -	$ -	Included
4.1.5	Linemarking/Signage		No.	$ -	$ -	Included
4.1.6	*Other … (description)*		Item	$ -	$ -	Included
5	**OUTDOOR PLAY**					
5.1	Outdoor garden/play area	130	m2	$ 650.00	$ 84,500.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
5.2	Shared outdoor play	680	m2	$ 650.00	$ 442,000.00	Ditto
6	**SITE WORKS**					
6.1	Paths					
6.1.1	Pedestrian path	205	m2	$ 240.00	$ 49,224.00	assume concrete paving
6.2	Drainage					
6.2.1	Drainage Pipes		LM	$ -	$ -	developer cost
6.2.2	Drainage pits		No.	$ -	$ -	
6.2.3	Subsoil Drainage		LM	$ -	$ -	
6.2.4	Stormwater Drainage	1	Item	$ 72,420.00	$ 72,420.00	allowance for pipes and pits incl connection to auth main
6.3	Landscaping					
6.3.1	Tree Planting		No.	$ -	$ -	developer cost
6.3.2	Topsoil & turf only	234	m2	$ 35.00	$ 8,204.00	
6.3.3	Landscape Planting	147	m2	$ 120.00	$ 17,580.00	
6.4	Site Lighting					
6.4.1	Light Poles & Fittings	1	Item	$ 20,000.00	$ 20,000.00	developer cost
6.5	Gates/Entrances	1	Item	$ -	$ -	
6.6	*Fencing*	1	Item	$ 50,000.00	$ 50,000.00	Fencing to outdoor garden / play area
7	**SERVICES**					
7.1	Light & Power	1	Item	$ 60,350.00	$ 60,350.00	developer cost
7.2	Water	1	Item	$ 24,140.00	$ 24,140.00	
7.3	Sewer	1	Item	$ 42,245.00	$ 42,245.00	
7.4	Gas	1	Item	$ 12,070.00	$ 12,070.00	
7.5	Communications	1	Item	$ 12,070.00	$ 12,070.00	
7.6	Fire Protection	1	Item	$ 18,105.00	$ 18,105.00	
7.7	*BWIC*	1	Item	$ 16,898.00	$ 16,898.00	
	SUB TOTAL - WORKS				**$ 5,155,720.40**	
8	**DELIVERY**					
8.1	Council Fees	3.25%			$ 167,560.91	assume includes all council internal costs; assume includes any authority fees payable
8.2	Authority Fees	1.00%			$ 51,557.20	assume includes any planning fees; assume includes any headworks charges
8.3	Traffic Management	7.00%			$ 360,900.43	part of contractor preliminaries
8.4	Environmental Management	0.50%			$ 25,778.60	part of contractor preliminaries
8.5	Survey/Design	5.00%			$ 257,786.02	8.5 - assume is for design consultants.
8.6	Supervision & Project Management	9.00%			$ 464,014.84	part of contractor preliminaries
8.7	Site Establishment	2.50%			$ 128,893.01	part of contractor preliminaries
8.8	Contingency	20.00%			$ 1,031,144.08	Includes both design and construction contingencies
8.9	Contingency for adverse soil conditions	5.00%			$ 257,786.02	contingency for adverse soil conditions including rock excavation, soft spots and contaminated soil
8.1	Rounding				858.49	
	SUB TOTAL - DELIVERY				**$ 2,746,279.60**	
	TOTAL ESTIMATED PROJECT COST				**$ 7,902,000.00**	

Macaulay East Community Centre - Estimate Template (CF_03)

April 2022 Update

Assumption - building is stand-alone, 3643m2 over 2 floors

Item		Description	Quantity	Unit		Rate		Amount	Comments
	WORKS								
1	**PRE-CONSTRUCTION**								
	1.1	Pre-construction							
	1.1.1	Demolition & Removal	5000	m2	$	2.00	$	10,000.00	Vegetation removal/demolition
	1.1.2	Site preparation	5000	m2	$	5.00	$	25,000.00	Topsoil stripping & stockpile
	1.1.3	Earthworks	5000	m2	$	200.00	$	1,000,000.00	Bulk excavation for building platform incl disposal of contaminated soil CatC
2	**BUILDING**								
		General Community Spaces - (Description)							
	2.1	*Foyer*	80	m2	$	2,600.00	$	208,000.00	
	2.2	*Reception*	45	m2	$	2,600.00	$	117,000.00	
	2.3	*Communication*	6	m2	$	4,000.00	$	24,000.00	
	2.4	*Cleaners room*	8	m2	$	3,000.00	$	24,000.00	
	2.5	*Amenities / Accessible toilet*	30	m2	$	3,600.00	$	108,000.00	
	2.6	*Commercial kitchen*	35	m2	$	3,600.00	$	126,000.00	
	2.6.1	*- Extra for commercial kitchen equipment*	1	item	$	150,000.00	$	150,000.00	
	2.7	*Large Hall*	200	m2	$	2,200.00	$	440,000.00	
	2.8	*Storage*	80	m2	$	2,000.00	$	160,000.00	
	2.9	*Training room 1+2*	65	m2	$	2,700.00	$	175,500.00	
	2.10	*Small Hall*	100	m2	$	2,700.00	$	270,000.00	
	2.11	*Circulation*	65	m2	$	2,000.00	$	130,000.00	
		Existing Community Space							
	2.12	*Foyer*	80	m2	$	2,600.00	$	208,000.00	
	2.13	*Reception*	44	m2	$	2,600.00	$	114,400.00	
	2.14	*Waiting room*	36	m2	$	2,700.00	$	97,200.00	
	2.15	*Communication*	6	m2	$	4,000.00	$	24,000.00	
	2.15	*Cleaners room*	8	m2	$	3,000.00	$	24,000.00	
	2.16	*Amenities / Accessible toilet*	30	m2	$	3,600.00	$	108,000.00	
	2.17	*Storage*	40	m2	$	2,000.00	$	80,000.00	
	2.18	*Commercial kitchen*	35	m2	$	3,600.00	$	126,000.00	
	2.18.1	*- Extra for commercial kitchen equipment*	1	item	$	150,000.00	$	150,000.00	
	2.19	*Youth Service office*	68	m2	$	2,400.00	$	163,200.00	
	2.20	*Family Service office & Play space*	200	m2	$	2,400.00	$	480,000.00	
	2.21	*Multipurpose Room*	70	m2	$	2,700.00	$	189,000.00	
	2.22	*Games Room*	150	m2	$	2,700.00	$	405,000.00	
	2.23	*Large Hall*	300	m2	$	2,200.00	$	660,000.00	
	2.24	*Small Hall*	200	m2	$	2,700.00	$	540,000.00	
	2.25	*Meeting Room 1 to 3*	98	m2	$	2,400.00	$	235,200.00	
	2.26	*Circulation*	137	m2	$	2,000.00	$	274,000.00	
		kindergarten 2 Rooms - *(Description)*							
	2.1	*Foyer*	40	m2	$	2,600.00	$	104,000.00	
	2.2	*Office*	30	m2	$	2,400.00	$	72,000.00	
	2.3	*Room 1*	120	m2	$	2,700.00	$	324,000.00	
	2.4	*Room 2*	120	m2	$	2,700.00	$	324,000.00	
	2.5	*Staff/Meeting Room*	28	m2	$	2,400.00	$	67,200.00	
	2.6	*Kitchen*	14	m2	$	3,600.00	$	50,400.00	
	2.61	*- Extra for kitchen equipment - Assumed high-end domestic type*	1	item	$	10,000.00	$	10,000.00	
	2.7	*Storage*	46	m2	$	2,000.00	$	92,000.00	
	2.8	*Shared staff/accessible toilet*	10	m2	$	3,300.00	$	33,000.00	
	2.9	*Children's amenities area*	28	m2	$	3,300.00	$	92,400.00	
	2.10	*Shared rear veranda*	46	m2	$	1,200.00	$	55,200.00	
	2.11	*Shared external storage*	70	m2	$	1,800.00	$	126,000.00	
	2.12	*Shared outdoor play area*		m2	$	-	$	-	
	2.13	*Circulation*	55	m2	$	2,000.00	$	110,000.00	
		New council and non-council community services - (Description)							
	2.27	*Consulting room 1 to 6*	120	m2	$	2,400.00	$	288,000.00	
	2.28	*Meeting room 1 to 3*	105	m2	$	2,700.00	$	283,500.00	
	2.29	*Open plan office*	350	m2	$	2,400.00	$	840,000.00	
	2.30	*Waiting room*	36	m2	$	2,700.00	$	97,200.00	
	2.31	*Staff amenities/accessible toilet*	30	m2	$	3,300.00	$	99,000.00	
	2.32	*Storage*	60	m2	$	2,000.00	$	120,000.00	
	2.33	*Extra over Kitchenette*	1	item	$	15,000.00	$	15,000.00	
	2.34	*Reception / administration / kitchenette*	45	m2	$	2,600.00	$	117,000.00	
	2.35	*Circulation*	75	m2	$	2,000.00	$	150,000.00	
	2.36	*Vertical transportation*	1	Item	$	200,000.00	$	200,000.00	allowed only for lift and stairs for 2 storeys - assume 1 off lift + 2 off stairs
	2.37	*Plant spaces*	1	item	$	364,300.00	$	364,300.00	allow 5% of building area
	2.38	*Piled foundations / extra for suspended ground slab*	1	Item	$	1,530,060.00	$	1,530,060.00	raise floor above flood level
3	**CANOPY & VERANDAH**								
	3.1	Shared rear verandah		m2			$	-	
	3.2	Front verandah	1	Item	$	60,000.00	$	60,000.00	
4	**CAR PARK**								
	4.1	Car Park	***Spaces***	***No.***					
	4.1.1	Pavement	350	m2	$	200.00	$	69,945.60	rate includes pavement, kerb, drainage, linemarking
	4.1.2	Drop off / loading driveway	140	m2	$	200.00	$	28,000.00	rate includes pavement, kerb, drainage, linemarking
	4.1.3	Drainage Pipes		LM	$	-	$	-	Included
	4.1.4	Drainage Pits		No.	$	-	$	-	Included
	4.1.5	Linemarking/Signage		No.	$	-	$	-	Included
	4.1.6	*Other … (description)*		Item	$	-	$	-	Included
5	**OUTDOOR PLAY**								
	5.1	Outdoor garden/play area	500	m2	$	650.00	$	325,000.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
	5.2	Shared outdoor play	680	m2	$	650.00	$	442,000.00	Ditto
6	**SITE WORKS**								
	6.1	Enclosures							
	6.1.1	Bin Storage compound	16	m2	$	650.00	$	10,400.00	assume concrete paving with screen enclosure
	6.2	Drainage							
	6.2.1	Drainage Pipes		LM	$	-	$	-	developer cost
	6.2.2	Drainage pits		No.	$	-	$	-	
	6.2.3	Subsoil Drainage		LM	$	-	$	-	
	6.2.4	Stormwater Drainage	1	Item	$	218,580.00	$	218,580.00	allowance for pipes and pits incl connection to auth main
	6.3	Landscaping							
	6.3.1	Tree Planting		No.	$	-	$	-	developer cost
	6.3.2	Topsoil & turf only	597	m2	$	35.00	$	20,902.00	
	6.3.3	Landscape Planting	373	m2	$	120.00	$	44,790.00	
	6.4	Site Lighting							
	6.4.1	Light Poles & Fittings	1	Item	$	40,000.00	$	40,000.00	developer cost
	6.5	Gates/Entrances	1	Item	$	-	$	-	
	6.6	*Fencing*	1	Item	$	100,000.00	$	100,000.00	Fencing to outdoor garden / play area
7	**SERVICES**								
	7.1	Light & Power	1	Item	$	182,150.00	$	182,150.00	developer cost
	7.2	Water	1	Item	$	72,860.00	$	72,860.00	
	7.3	Sewer	1	Item	$	127,505.00	$	127,505.00	
	7.4	Gas	1	Item	$	36,430.00	$	36,430.00	
	7.5	Communications	1	Item	$	36,430.00	$	36,430.00	
	7.6	Fire Protection	1	Item	$	54,645.00	$	54,645.00	
	7.7	*BWIC*	1	Item	$	51,002.00	$	51,002.00	
				SUB TOTAL - WORKS			**$**	**14,330,399.60**	
8	**DELIVERY**								
	8.1	Council Fees	3.25%				$	465,737.99	assume includes all council internal costs; assume includes any authority fees payable
	8.2	Authority Fees	1.00%				$	143,304.00	assume includes any planning fees; assume includes any headworks charges
	8.3	Traffic Management	7.00%				$	1,003,127.97	part of contractor preliminaries
	8.4	Environmental Management	0.50%				$	71,652.00	part of contractor preliminaries
	8.5	Survey/Design	10.00%				$	1,433,039.96	8.5 - assume is for design consultants.
	8.6	Supervision & Project Management	9.00%				$	1,289,735.96	part of contractor preliminaries
	8.7	Site Establishment	2.50%				$	358,259.99	part of contractor preliminaries
	8.8	Contingency	20.00%				$	2,866,079.92	Includes both design and construction contingencies
	8.9	Contingency for adverse soil conditions	5.00%				$	716,519.98	contingency for adverse soil conditions including rock excavation, soft spots and contaminated soil
	8.10	Cost Escalation	20.00%				$	4,535,583.24	Cost Escalation from April 2021 to today
				SUB TOTAL - DELIVERY			**$**	**12,883,041.01**	
				TOTAL ESTIMATED PROJECT COST			**$**	**27,213,440.61**	