

# Creswell Street East, Crib Point

Development Contribution Plans

Mornington Peninsula Shire Council

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December 2025



mesh

**Acknowledgement**

Mesh acknowledges the Traditional Owners of the lands on which we work, and we pay our respects to Elders past, present and emerging.

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## 1. PART ONE – SUMMARY OF CHARGES

Figure 1 illustrates the DCP project to be constructed and Table 1 provides an overview of the charges for the transport and drainage infrastructure project included in this Development Contributions Plan (DCP).

The DCP applies a development infrastructure levy to residential development located in the Creswell Street East, Crib Point. The DCP applies to all properties between 1 and 73 Creswell Street (inclusive), 9 Denman Street and 1 and 3 Cooma Street, Crib Point.

The DCP has been prepared to fund the construction of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street which is required to support the development of the area.

A more detailed explanation of the strategic basis, apportionment, method of calculation and the infrastructure projects is provided within the body of the DCP.

Figure 1: Overall DCP Project Plan



Table 1: Summary of Charges

Project Type	Total Project Cost	Total Cost to Charge Area	Per m2 Rate
ROADS & DRAINAGE	\$4,850,645	\$3,395,452	\$32.89
FINANCE	\$520,428	\$364,300	\$3.53
PLANNING	\$319,240	\$223,468	\$2.16
<b>TOTAL</b>	<b>\$5,690,313</b>	<b>\$3,983,219</b>	<b>\$38.58</b>

## 2. PART TWO – INTRODUCTION

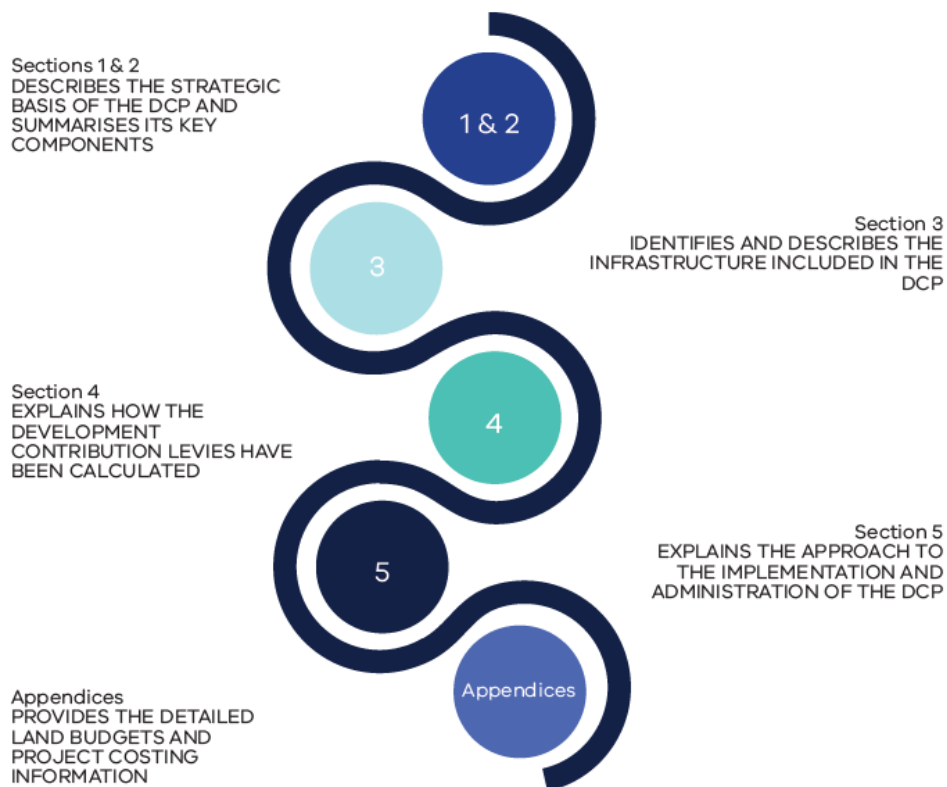
The DCP delivers the upgrade of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street which is required to provide the necessary access and drainage infrastructure to support the urban development of the 66 parcels within the DCP area.

### 2.1 The DCP

The DCP funds the upgrade of three sections of existing unmade local roads. The need for the upgrade to Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street is strategically justified as it is required to facilitate the development of the Amendment C210morn area. In summary, the DCP: -

- > Includes road and drainage infrastructure upgrades that are local in nature and will be to the direct benefit of the C210morn area;
- > Requires development to make a financial contribution toward the cost of the identified infrastructure project that has a direct nexus to development;
- > Ensures the cost of providing new infrastructure and services is shared equitably between various development proponents over the life of the DCP;
- > Provides the details of the calculation of the financial contributions that must be made by future development towards the nominated project; and
- > Provides developers, investors, and the local community with certainty about the implementation and administration of development contributions in Creswell Street East, Crib Point, towards the included project.

This document comprises the following sections: -



## 2.2 Strategic Basis

### 2.2.1 The Original DCP (2018)

Amendment C210morn to the Mornington Shire Planning Scheme rezoned the land located within Creswell Street, Crib Point (between 1 and 73 Creswell Street, Crib Point, except 2 Creswell Street, and 1 and 3 Cooma Street, Crib Point) from Industrial 3 Zone to Neighbourhood Residential Zone Schedule 1 and applied the Development Contributions Plan Overlay Schedule 1 to the above-mentioned properties. This overlay gives effect to the Creswell Street East, Crib Point Development Contributions Plan (April 2018) Incorporated Document. Amendment C210morn was gazetted in June 2019 and is referred to as the 'Original DCP' in this document.

The Original DCP was prepared in accordance with, and to implement, the residential development of Creswell Street East (known as the Amendment C210morn area). The Original DCP funded the upgrade of the existing unmade roads including Creswell Street and part of Cooma Street to access roads including a 5.5m pavement, with drainage, and public lighting. This document states (2018:2) that this upgrade is the minimum standard required to support residential living within the C210morn area. The Original DCP apportions 70% of the project costs to the DCP and Council is to fund the remaining 30% of project costs.

The Original DCP included a provision that the "DCP be revised and updated every 5 years (or more frequently if required)" (2018:8).

Mornington Peninsula Shire Council has collected development contributions under the Original DCP prior to it being updated. The contributions collected and held by Mornington Peninsula Shire Council at the date this DCP came into effect are to be used for the project contained in this DCP. No further contributions are required from the properties that have already paid the full Development Infrastructure Levy under the Original DCP.

### 2.2.2 The Amended DCP (2025)

Amendment C295morn to the Mornington Peninsula Shire Planning Scheme was approved to create this document, Creswell Street East, Crib Point, Development Contributions Plan (Mesh Planning, December, 2025).

Amendment C295morn: -

- > Updates the project extent to include the upgrade of Cooma Street and Glossop Street between Creswell Street and Disney Street and extends the eastern edge of Creswell Street so it meets the existing road pavement.
- > The project type and scope i.e. road cross-section remains the same as the Original DCP and includes the construction of a 5.5 metre wide asphalt pavement and stormwater drainage but does not include construction of a footpath;
- > Retains the Original DCP apportionment whereby 70% of the total project costs are apportioned to the DCP and Council funds the remaining 30% of total project costs;
- > Given the fragmentation within the DCP area, Council, as the Development Agency commits to deliver the project within the revised timeframe, set at 30 June 2030.
- > Revises the demand units from lot frontage to lot area; and
- > Increases the area subject to the DCP to include the Original DCP and 2 Creswell Street, Crib Point.

### 2.3 The Area to which the DCP applies

In accordance with section 46K(1)(a) of the *Planning and Environment Act 1987* (the Act), the DCP applies to land illustrated Figure 2 and covers approximately 12.63 hectares.

### 2.4 Method of Preparing the DCP and Compliance with Statutory Requirements

The DCP has been prepared in accordance with Part 3B of the *Planning & Environment Act 1987* and it addresses the requirements of the Act by: -

- > specifying the area to which the DCP applies;
- > setting out the works, services, and facilities to be funded through the plan, including the staging of the provision of those works, services or facilities;
- > relating the need for the works, services, and facilities to the proposed development of the land within the DCP area;
- > specifying the estimated costs of each of the works, services, facilities, and land;
- > specifying the proportion of the total estimated cost of the works, services and facilities which are to be funded by a development infrastructure levy;
- > specifying the land in the area and the types of development in respect of which a levy is payable and the method for determining the amount of levy payable in respect of any development land; and
- > providing for the procedures for collection of a development infrastructure levy in respect of any development for which a permit under the *Planning & Environment Act 1987* is not required.

### 2.5 Guiding Principles

#### 2.5.1 Infrastructure Items included in the DCP

The need for infrastructure included in the DCP has been determined based on Amendment C210morn to the Mornington Peninsula Planning Scheme that rezoned land from Industrial 3 Zone to Neighbourhood Residential Zone and has had regard to all relevant Ministerial Directions and guidance material. The infrastructure project has been assessed to ensure it is consistent with the principles of the DCP system (need, nexus, apportionment, accountability, and transparency).

The transport and drainage infrastructure item included in this DCP relates to the upgrade of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street. The upgrade of these unmade local roads is required to provide safe access and the necessary drainage required to facilitate the residential development of the C210morn area.

The infrastructure project that has been included in the DCP has the following characteristics:

- > It is essential to the health, safety, and wellbeing of the community.
- > It is required by the adjoining development area.
- > It is not a recurrent item.

Figure 2: Land to which the DCP applies



### **3. PART THREE – INFRASTRUCTURE PROJECT JUSTIFICATION**

#### **3.1 Project Identification**

This section provides a general description of the infrastructure project that has been included in the DCP. The DCP area currently contains several unmade local roads and the residential development of the area requires the upgrade of the local unmade roads to a 5.5 metre (from the invert of each kerb) sealed road that includes local drainage works. The upgrade of these roads will require removal of vegetation. Appendix 1 includes a copy of the road cross-section and costing detail.

The upgrade of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street is required to provide safe access and appropriate drainage to each of the existing 66 lots. The DCP project is local in nature and will be to the direct benefit of the adjoining properties.

The transport and drainage related infrastructure included in this DCP is illustrated in Figure 3 and described in Table 4.

Figure 3 spatially depicts the location and extent of the infrastructure project included in the DCP.

#### **3.2 Distinction between Community and Development Infrastructure**

In accordance with the *Planning & Environment Act 1987* and the Ministerial Direction on Development Contributions, the DCP makes a distinction between “development” and “community” infrastructure. Furthermore, the timing of payment of contributions is linked to the type of infrastructure in question. Contributions relating to development infrastructure are to be made by developers at the time of subdivision. For community infrastructure, contributions are to be made by the home-buyer at the time of building approval.

This DCP does not contain any community infrastructure.

Figure 3: Overall DCP Projects Plan



#### 4. PART FOUR – CALCULATION OF CONTRIBUTIONS

This section explains how the DCP charges are calculated.

##### 4.1 Development Projections and Demand Units

The DCP area is zoned for residential development and the DCPO area currently includes 12.63 hectares comprising 66 lots with a combined total site area of 10.32 hectares.

It is acknowledged that the current planning controls allow for subdivision with a minimum lot size of 650m<sup>2</sup>, therefore many of the parcels within the DCP can be further subdivided. However, the ultimate yield of future potential subdivision is unknown and therefore the DCP demand units are based on total site area.

Table 2 sets out the type of development and site area. The demand units for this DCP are based on m<sup>2</sup> per total site area, therefore there are 103,246.67 demand units.

Table 2: Development Type and Yield

Development Type	Existing Parcels	Site Area (m2)
Residential	66	103,246.67

##### 4.1.1 Land Budget

A property parcel land budget has been prepared which identifies the individual site areas for each parcel within the DCP area. Table 3 sets out the summary land use budget and the DCP parcel numbers listed in Table 3 correspond with those provided in Figure 3.

Table 3: Summary Land Budget

DCP PARCEL NUMBER	TOTAL AREA (m2)
1	1622.5
2	1595.8
3	1631.45
4	1617.89
5	1622.18
6	1623.45
7	1611.99
8	1627.49
9	1624.9
10	1630.94
11	1618.88
12	1614.27
13	1623.05
14	1626.17
15	1611.37

DCP PARCEL NUMBER	TOTAL AREA (m2)
16	1611.08
17	1626.53
18	3278.12
19	1248.75
20	1249.39
21	1246.33
22	1288.29
23	1257.4
24	1235.05
25	1226.31
26	1224.63
27	1230.71
28	1220.87
29	1221.91
30	1229.25
31	1234.18
32	1225.9
33	1228.74
34	1211.43
35	1233.26
36	2451.21
37	3747.4
38	1229.74
39	1210.69
40	1231.13
41	1224.43
42	1269.37
43	1361.14
44	1441.2
45	1526.81
46	1623.31
47	962.47
48	1053.45

DCP PARCEL NUMBER	TOTAL AREA (m2)
49	1284.55
50	1144.03
51	1148.26
52	3220.79
53	4861.83
54	1615.59
55	1616.28
56	1623.53
57	1626.26
58	1617
59	1623
60	1617.16
61	1620.89
62	1621.16
63	1612.94
64	1611.51
65	705.6
66	913.48
<b>TOTAL</b>	<b>103,246.67</b>

## **4.2 Cost Apportionment**

The DCP apportions a charge to new development according to its projected share of use of the identified infrastructure item. Since development contributions are levied 'up-front', a measure of actual use by individual development sites is not possible. Therefore, costs must be shared in accordance with the estimated share of use.

Cost apportionment is expressed as a percentage. Projects that are 100% apportioned to the DCP area are considered to be wholly required for the future development of the DCP area.

The infrastructure funded by this DCP is localised in nature as it is upgrading the existing unmade local roads within the DCP area to a 5.5m (from the invert of each kerb) sealed road that includes local drainage works. The DCP apportions 70% of the total project costs to the DCP to be paid for by landowners and Mornington Peninsula Shire Council will fund 30% of the total project cost. This apportionment approach is consistent with that adopted in the preceding Original DCP (2018).

## **4.3 Calculation of Contribution Charges**

### **4.3.1 Charge Areas**

The DCP contains a single charge area as shown in Figure 2.

### **4.3.2 Calculation of Costs**

The infrastructure project has been assigned a construction cost, as the road and drainage works are to be constructed within existing road reserves no additional land is required. The construction costs are expressed in June 2025 dollars.

Harlock Consulting (2025) prepared the detailed cost estimate for the DCP project which includes a 10% design and construction contingency allowance. A copy of the costing is provided in Appendix 1.

Finance costs have been included. The finance costs are based on a total construction cost of \$4,720,000 over a 5 year term at 4.07% interest (assuming quarterly principle and interest payments).

Plan preparation costs are also included.

Table 4: Calculation of Charges

Project Number	Project Description	Estimated land cost	Estimated Construction Cost	Total Project Cost	Estimated External Usage	Total Cost Attributable to Main Catchment Area	Development Types making Contribution	Site Area in m <sup>2</sup>	Contribution per m <sup>2</sup> of site area
RD01	Construction of a 5.5m pavement (from the invert of each kerb) and stormwater drainage for Creswell Street (from the existing pavement to the eastern edge of the DCP area), Cooma Street and Glossop Street (from Creswell Street to Disney Street). Total road length is 1,147 linear metres.	\$0	\$4, 850,645	\$4, 850,645	30%	\$3,395,452	Residential	103,246.67	\$32.89
FI01	Finance for the total construction cost of \$4,720,000 for a 5 year term at 4.07% interest (paid quarterly principle & interest)	\$0	\$520,428	\$520,428	30%	\$364,300	Residential	103,246.67	\$3.53
PL01	Plan Preparation Costs	\$0	\$319,240	\$319,240	30%	\$223,468	Residential	103,246.67	\$2.16
<b>TOTAL</b>		<b>\$0</b>	<b>\$5, 690,313</b>	<b>\$5, 690,313</b>		<b>\$3,983,219</b>			<b>\$38.58</b>

### 4.3.3 Summary of Charges

Table 5 sets out the summary of charges by infrastructure category.

Table 5: Summary of Charges

Project Type	Total Project Cost	Total Cost to Charge Area	Per m2 Rate
ROADS & DRAINAGE	\$4,850,645	\$3,395,452	\$32.89
FINANCE	\$520,428	\$364,300	\$3.53
PLANNING	\$319,240	\$223,468	\$2.16
<b>TOTAL</b>	<b>\$5,690,313</b>	<b>\$3,983,219</b>	<b>\$38.58</b>

Appendix 2 sets out a table showing the total site area for each parcel within the DCP area and the total Development Infrastructure Levy payable per parcel based on the Charge set out in Table 5.

## 5. PART FIVE - DCP ADMINISTRATION

This section sets out how the DCP will be administered and covers the timing of payment, provision of works and land in kind, and how funds generated by the DCP will be managed in terms of reporting, indexation, and review periods.

The development infrastructure levy applies to subdivision and/or development of land.

### 5.1 Collecting Agency

The Mornington Peninsula Shire Council is the Collecting Agency pursuant to section 46K(1) (fa) of the *Planning & Environment Act 1987*. As the Collecting Agency, the Mornington Peninsula Shire Council is responsible for the administration of the DCP and its enforcement pursuant to section 46QC of the *Planning & Environment Act 1987*.

### 5.2 Development Agency

The Mornington Peninsula Shire Council is the Development Agency pursuant to Section 46K(1) (fb) of the *Planning & Environment Act 1987* and is responsible for the provision of all infrastructure projects funded the DCP and the timing of all works.

### **5.3 Timing of Payment of Development Contribution Levies**

#### **5.3.1 Liability for development contributions**

Each demand unit shall be liable to pay the DCP levy (unless exemptions apply). Therefore, contributions are payable on the total site area (m<sup>2</sup>) and payment of development contributions is to be made in cash.

#### **5.3.2 Development Infrastructure Levy**

##### **For subdivision of land**

If the development of the land involves a plan under the *Subdivision Act 1988*, a Development Infrastructure Levy in accordance with this DCP, must be paid to the Collecting Agency for each demand unit (m<sup>2</sup>) in the subdivision. The Development Infrastructure Levy must be paid after certification of the plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect to that plan under the *Subdivision Act 1988*.

##### **For development of land where no subdivision is proposed**

Provided a Development Infrastructure Levy has not already been paid for the land, a Development Infrastructure Levy in accordance with this DCP must be paid to the Collecting Agency for each demand unit (m<sup>2</sup>) within the total site area prior to the commencement of any development.

##### **For development of land where no planning permit is required**

Provided a Development Infrastructure Levy has not already been paid for the land, a Development Infrastructure Levy in accordance with this DCP must be paid to the Collecting Agency for each demand unit (m<sup>2</sup>) within the total site area prior to the issue of a building permit under the *Building Act 1993*.

##### **Deferral of Payment**

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under Section 173 of the *Planning & Environment Act 1987*.

### **5.4 Works or Land in Lieu of cash Contributions (works in Kind)**

As the Development Agency Mornington Peninsula Shire Council will deliver the DCP project by 30 June 2030 and recoup funds via this DCP. Therefore, no works in kind in lieu of the amount of levy payable pursuant to this DCP will be accepted.

## 5.5 Development Exempt from Contributions

Some types of development are exempt from paying infrastructure development levies. Where land is subdivided or developed for an exempt purpose, as listed below, and the land is subsequently used for a purpose other than as one of those exempt uses, the owner of that land must pay to the Collecting Agency infrastructure contributions in accordance with the provisions of this DCP. The levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

The following use and development are exempt from development contribution:

- > A non-government school; or
- > Housing provided by or on behalf of the Department of Health and Human Services.
- > Small second dwelling.
- > In addition to the Ministerial Directions, pursuant to Section 16 of the *Planning and Environment Act 1987*, the Governor in Council directs that planning schemes shall not be binding on the use and development of land carried out by or on behalf of the following Ministers:
  - o Minister for Education
  - o Minister for Health
  - o Minister for Skills and Workforce Participation
- > Land which has an existing Section 173 Agreement under the Act and/or a Deed of Agreement which requires the payment of a contributions levy and/or construction infrastructure/provision of land.
- > Land owned and operated by South East Water.

## 5.6 Contributions made under the Original DCP

Mornington Peninsula Shire Council has collected development contributions under the Original DCP prior to it being updated. The contributions collected and held by Mornington Peninsula Shire Council at the date this DCP came into effect are to be used for the project contained in this DCP. No further contributions are required from the properties that have already paid the full Development Infrastructure Levy under the Original DCP.

## 5.7 Funds Administration

The administration of the contributions made under this DCP will be transparent and details of funds received, and expenditures will be held by the collecting agency in accordance with the provisions of the *Local Government Act 1989* and the *Planning and Environment Act 1987*.

The collecting agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with the DCP.

The collecting agency will establish a separate account and all monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP, as required under section 46QA of the Act.

### 5.8 Construction and land value Costs Indexation

Construction costs are expressed in June 2025 dollars. Costs are to be indexed quarterly, with the first indexation to account for the time between the estimate date and the first indexation following gazettal of the DCP.

Table 6 sets out the indexation method to be applied to the respective infrastructure categories.

Table 6: Indexation and Timing

Infrastructure Type	Method of Indexation	Timing of Indexation
Roads and Drainage, Construction	<p>Australian Bureau of Statistics            Producer Price Indexes Road &amp; Bridge            Construction Index, Victoria            (Catalogue 6427.0, Table 17 Output of            the Construction Industries).</p> <p>Once project RD01 has been            delivered the project cost will be            indexed by applying CPI (All Groups            Melbourne) to ensure the charges            keep pace with inflation.</p>	Quarterly

### 5.9 Timeframe and Review Period

This DCP commences on the date it is gazetted into the Mornington Peninsula Planning Scheme and it adopts a long-term outlook for development and is intended to operate for 20 years. This timeframe considers planned future development of the area and this DCP will end when it is removed from the Mornington Peninsula Planning Scheme.

This DCP is expected to be reviewed and updated every five years. The review may result in no changes at all. Alternatively, it may require an amendment to the Mornington Peninsula Planning Scheme to replace this DCP with an alternative, revised DCP.

### 5.10 Adjustment to the Infrastructure Scope

The infrastructure project in this DCP has been costed to a sufficient level of detail; however, the Council may amend or modify some aspects of the project, so long as they are still generally in accordance with any direction regarding the scope outlined in this DCP.

Where the Council or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP.

Where, after the DCP has been approved, a Council or other agency proposes changes to the scope of a DCP infrastructure item for reasons other than changes in standards imposed by policy or regulation the net cost increases resulting from the change should normally be met by the agency requesting the change.

**6. APPENDIX 1: COSTING SHEETS AND DETAILED DRAWINGS**

# Elemental Summary

<b>Project:</b> Creswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Creswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	<b>PART A - ROAD AND DRAINAGE (PRINCIPAL CONTRACT)</b>								
	<b>QUALITY SYSTEM</b>								
	Plan, develop and maintain a documented Quality System specific to this project and in accordance with the contract specification.	0.19%			Item		10,000.00		10,000
	<b>ENVIRONMENTAL MANAGEMENT PLAN</b>								
	The contractor is to develop a project specific Environmental Management Plan (EMP) in the stipulated form as described in the Mornington Peninsula Shire Site Environmental Management Plan Kit & Section R of the specifications, to manage the environmental effects of the works.	0.19%			Item		10,000.00		10,000
	<b>SITE PREPARATION/TRAFFIC CONTROL</b>								
	Erection and maintenance of warning signs, lights and barriers and traffic control.	2.85%			Item		150,000.00		150,000
	Establishment of site facilities including accommodation and toilet.	1.90%			Item		100,000.00		100,000
	<b>REMOVAL OF TREES</b>								
	Supply all materials, plant and labour to fell, grub and remove from site individual trees as indicated on plans.								
	Trees 500mm dia. and above.	0.63%		39	no.	850.00	33,150.00		33,150
	<b>DEMOLITION</b>								
	Supply all plant, labour and materials to break out and remove from site, the following:								
	Concrete Kerb	0.01%		10	lin.m	40.00	400.00		400
	Drainage Pipes	0.08%		74	lin.m	50.00	3,700.00		3,700
	Drainage Pits	0.01%		1	No	500.00	500.00		500
	Headwalls	0.01%		1	No	300.00	300.00		300

# Elemental Summary

<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Cresswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Concrete Vehicle Crossing	0.14%		180	sq.m	40.00	7,200.00		7,200
	<b>EARTHWORKS</b>								
	Earthworks including excavation, filling, forming, trimming and compaction of subgrade, removal and disposal of excess spoil, grading and blending of nature strips to match surroundings, including stockpiling of topsoil, all as specified.								
	Cut	1.85%		3,888	cu.m.	25.00	97,200.00		97,200
	Fill	1.15%		2,008	cu.m.	30.00	60,240.00		60,240
	Dispose	1.43%		1,880	cu.m.	40.00	75,200.00		75,200
	<i>Note that earthworks volumes assume cut from road reserve can be reused in nature strip fills. All volumes are solid.</i>								
	<b>FLEXIBLE ROAD PAVEMENT</b>								
	Construction of flexible road pavement including supply of all materials, plant and labour, all as specified.								
	<b>Preparation of Subgrade</b>	0.53%		6,879	sq.m.	4.00	27,516.00		27,516
	Final trim, moisture condition and compact existing subgrade materials, as found, to a minimum depth of 150mm.								
	<b>Sub-base Course</b>	4.57%		6,879	sq.m.	35.00	240,765.00		240,765
	250mm compacted depth of 20mm fine crushed rock (Class 3), including section under kerb and channel (compacted in 2 125mm thick layers).								
	<b>Base Course</b>	2.63%		5,532	sq.m.	25.00	138,300.00		138,300
	150mm compacted depth of 20mm fine crushed rock (Class 2), including preparation for sealing.								
	<b>Primer Seal</b>	1.05%		5,532	sq.m.	10.00	55,320.00		55,320
	Primer seal (SP1000 or equivalent) using 10mm basaltic aggregate, all as specified.								

# Elemental Summary

<b>Project:</b> Creswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Creswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	<b>Wearing Course</b>	3.68%		5,532	sq.m.	35.00	193,620.00		193,620
	Asphalt wearing course. Supply all materials, plant and labour and lay 40mm compacted depth of 10mm basaltic asphalt type H, including the sealing of joints at junctions with existing adjacent asphalt or sprayed seals in accordance with clause M.17(a) of the specification.								
	<b>CONCRETE WORKS</b>								
	<b>All concrete works to be 32MPA</b>								
	Supply all materials, plant and labour and construct the following concrete works all to Mornington Peninsula Shire standard plans and specifications.								
	<b>ROLLOVER KERB AND CHANNEL</b>	4.68%		2,241	lin.m.	110.00	246,510.00		246,510
	Concrete rollover kerb and channel to Mornington Peninsula Shire standard MP101 including bedding, all as specified.								
	<b>CONCRETE VEHICLE CROSSINGS</b>	0.12%		30	sq.m.	200.00	6,000.00		6,000
	Reinforced concrete vehicle crossings 150mm thick as detailed to Mornington Peninsula Shire standard MP302 and MP303, including bedding, all as specified.								
	<b>DRAINAGE</b>								
	<b>SUBSOIL DRAINAGE (CORRUGATED)</b>	1.92%		2,241	lin.m.	45.00	100,845.00		100,845
	Supply, deliver, excavate, bed, lay, joint and backfill with 20mm screenings 100mm dia. corrugated perforated (PVC) class 400 pipe to Mornington Peninsula Shire standard MP227, all as specified, at a depth as detailed								
	<b>OPEN CHANNEL SWALE</b>	0.16%		80	lin.m	100.00	8,000.00		8,000
	Supply all plant, labour and materials to construct an open channel swale (approx CH160 - CH340) including jute matting and hydroseeding, all as specified. Note that cut and fill volumes are allowed for in 'EARTHWORKS'.								

# Elemental Summary

<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Cresswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	<b>DRAINAGE PIPES (F.C.R. Backfill)</b>								
	Supply, excavate, bed, lay, joint and backfill with fine crushed rock as specified, the following reinforced concrete drainage pipes:								
	300mm dia. (class 4) rubber ring jointed.	0.89%		133	lin.m.	350.00	46,550.00		46,550
	375mm dia. (class 4) rubber ring jointed.	0.25%		29	lin.m.	450.00	13,050.00		13,050
	450mm dia. (class 4) rubber ring jointed.	0.09%		8	lin.m.	550.00	4,400.00		4,400
	600mm dia. (class 4) rubber ring jointed.	0.91%		68	lin.m.	700.00	47,600.00		47,600
	Double 675mm dia. (class 4) rubber ring jointed.	2.64%		103	lin.m.	1,350.00	139,050.00		139,050
	750mm dia. (class 4) rubber ring jointed.	4.88%		278	lin.m.	925.00	257,150.00		257,150
	Double 750mm dia. (class 4) rubber ring jointed.	5.95%		190	lin.m.	1,650.00	313,500.00		313,500
	<b>DRAINAGE PIPES (Select Backfill)</b>								
	Supply, excavate, bed, lay, joint and backfill the following reinforced concrete drainage pipes (includes the removal of fences):								
	225mm dia. (class 2) rubber ring jointed.	1.98%		520	lin.m.	200.00	104,000.00		104,000
	300mm dia. (class 2) rubber ring jointed.	1.43%		274	lin.m.	275.00	75,350.00		75,350
	Double 300mm dia. (class 2) rubber ring jointed.	1.62%		170	lin.m.	500.00	85,000.00		85,000
	375mm dia. (class 2) rubber ring jointed.	1.31%		196	lin.m.	350.00	68,600.00		68,600
	Double 375mm dia. (class 2) rubber ring jointed.	0.04%		3	lin.m.	600.00	1,800.00		1,800
	450mm dia. (class 2) rubber ring jointed.	2.22%		275	lin.m.	425.00	116,875.00		116,875
	Double 525mm dia. (class 2) rubber ring jointed.	0.80%		42	lin.m.	1,000.00	42,000.00		42,000
	600mm dia. (class 2) rubber ring jointed.	0.70%		61	lin.m.	600.00	36,600.00		36,600
	Double 675mm dia. (class 2) rubber ring jointed.	1.86%		85	lin.m.	1,150.00	97,750.00		97,750
	750mm dia. (class 2) rubber ring jointed.	2.48%		163	lin.m.	800.00	130,400.00		130,400
	Double 750mm dia. (class 2) rubber ring jointed.	4.52%		164	lin.m.	1,450.00	237,800.00		237,800
	<b>DRAINAGE PITS</b>								

# Elemental Summary

<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Cresswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Construct concrete drainage pits as shown on Mornington Peninsula Shire standard drawings including excavation, forming, supply and placing of concrete, stripping of forms, backfilling, supply and placing of lids, lintels, grates and step irons where required, all as specified.								
	<b>SIDE ENTRY PITS - TYPE 2</b>								
	Construct concrete side entry pits 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP203 including supply and placing of gratings where required.								
	Up to 1.5m deep. (Pits D03-01, D04-01, D05-01, D08-01, D11-01, D11-02, D12-01, D13-01, D14-01 and D19-01)	0.57%		10	no.	3,000.00	30,000.00		30,000
	1.5 to 2.0m deep. (Pit D09-10)	0.07%		1	no.	3,500.00	3,500.00		3,500
	Construct concrete side entry pits 900mm x 900mm (I.D.) to Mornington Peninsula Shire standard MP203 including supply and placing of gratings where required.								
	Up to 1.5m deep. (Pit D15-01)	0.05%		1	no.	2,500.00	2,500.00		2,500
	<b>HAUNCHED SIDE ENTRY PITS - TYPE 2</b>								
	Construct concrete side entry pits 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP203 including supply and placing of gratings where required.								
	900mm x 900mm haunched to council standard MP213(Pits D15-01, D16-06, D18-01, D18-02 and D18-03)	0.29%		5	no.	3,000.00	15,000.00		15,000
	1050mm x 900mm haunched to D.o.T standard SD1023 (Pits D09-05, D09-06, D09-07 and D09-08)	0.25%		4	no.	3,250.00	13,000.00		13,000
	1050mm x 1050mm haunched to D.o.T standard SD1023 (Pits D01-09 and D01-10)	0.14%		2	no.	3,500.00	7,000.00		7,000

# Elemental Summary

<b>Project:</b> Creswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Creswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	2100mm x 1050mm haunched to D.o.T standard SD1023 (Pits D16-05)	0.09%		1	no.	4,500.00	4,500.00		4,500
	2400mm x 900mm haunched to D.o.T standard SD1023 (Pits D09-03 and D09-04)	0.23%		2	no.	6,000.00	12,000.00		12,000
	<b>GRADED PITS</b>								
	Construct concrete graded pit 900mm x 450mm (I.D.) to Mornington Peninsula Shire standard MP216 including supply and placing of gratings, all as specified.								
	Up to 1.5m deep (Pits D16-07 and D16-08)	0.08%		2	no.	2,000.00	4,000.00		4,000
	<b>HAUNCHED GRADED PITS</b>								
	Construct concrete graded pit 900mm x 450mm (I.D.) to Mornington Peninsula Shire standard MP216 including supply and placing of gratings, all as specified.								
	2400mm x 900mm haunched to D.o.T standard SD1022 (Pits D01-03, D01-05, D01-06, D01-07 and D01-08 )	0.67%		5	no.	7,000.00	35,000.00		35,000
	2400mm x 2400mm haunched to D.o.T standard SD1023 (Pit D01-04)	0.19%		1	no.	10,000.00	10,000.00		10,000
	<b>CATCH PITS</b>								
	Construct concrete catch pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP215 with end entry.								
	1.5 to 2.0m deep. (Pit D20-02)	0.05%		1	no.	2,500.00	2,500.00		2,500
	<b>JUNCTION PITS</b>								
	Construct concrete junction pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211.								
	Up to 1.5m deep. (Pits D09-11 and D20-02)	0.08%		2	no.	2,000.00	4,000.00		4,000
	<b>HAUNCHED JUNCTION PITS</b>								

# Elemental Summary

<b>Project:</b> Creswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Creswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Construct concrete junction pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211.								
	1050mm x 900mm haunched to D.o.T standard SD1023 (Pit D16-03)	0.06%		1	no.	3,000.00	3,000.00		3,000
	1200mm x 1050mm haunched to D.o.T standard SD1023 (Pit D16-02)	0.07%		1	no.	3,250.00	3,250.00		3,250
	2100mm x 900mm haunched to D.o.T standard SD1023 (Pits D16-04)	0.09%		1	no.	4,500.00	4,500.00		4,500
	2400mm x 900mm haunched to D.o.T standard SD1023 (Pits D01-02 and D09-02)	0.25%		2	no.	6,500.00	13,000.00		13,000
	<b>GRADED JUNCTION PITS</b>								
	Construct concrete junction pit 600mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211 including grated pit lid								
	Up to 1.5m deep. (Pits D07-02, D07-03, D09-13, D10-02, D17-02, D18-06 and D18-07)	0.27%		7	no.	2,000.00	14,000.00		14,000
	Construct concrete junction pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211 including grated pit lid								
	Up to 1.5m deep. (Pits D02-01, D02-02, D02-03, D06-01, D06-02, D07-01, D09-12, D10-01, D15-02 and D17-01)	0.38%		10	no.	2,000.00	20,000.00		20,000
	1.5 to 2.0m deep. (Pit D18-05)	0.05%		1	no.	2,500.00	2,500.00		2,500
	Construct concrete junction pit 900mm x 900mm (I.D.) to Mornington Peninsula Shire standard MP211 including grated pit lid								
	1.5 to 2.0m deep. (Pit D18-04)	0.05%		1	no.	2,500.00	2,500.00		2,500
	<b>PRECAST CONCRETE ENDWALLS</b>								

# Elemental Summary

<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Cresswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Supply, bed and place precast concrete endwall to suit 750 dia. Pipe including shaping of outlet, rock beaching and timber barrier. (D16-01)	0.08%		1	no.	4,000.00	4,000.00		4,000
	Supply, bed and place precast concrete endwall to suit 2 x 675 dia. Pipe including shaping of outlet, rock beaching and timber barrier. (D09-01)	0.12%		1	no.	6,000.00	6,000.00		6,000
	Supply, bed and place precast concrete endwall to suit 2 x 750 dia. Pipe including shaping of outlet, rock beaching and timber barrier. (D01-01)	0.14%		1	no.	7,000.00	7,000.00		7,000
	<b>PROPERTY DRAINAGE</b>								
	<b>HOUSE DRAIN CONNECTIONS - NEW</b>								
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pits, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP401, all as specified.	0.07%		7	no.	500.00	3,500.00		3,500
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pipes, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP403, all as specified.	0.23%		24	no.	500.00	12,000.00		12,000
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pipes, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP404, all as specified.	0.48%		25	no.	1,000.00	25,000.00		25,000
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pits, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP408, all as specified.	0.08%		4	no.	1,000.00	4,000.00		4,000

# Elemental Summary

<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Creswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council table drain with a Batter Outlet Type 1 to VicRoads standard SD1641	0.20%		7	no.	1,500.00	10,500.00		10,500
	<b>HOUSE DRAIN CONNECTIONS - NEW (OUTSIDE DCP)</b>								
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pipes, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP404, all as specified.	0.67%		28	no.	1,250.00	35,000.00		35,000
	Supply and fit necessary fittings to provide house drain outlets to vacant allotments from a point inside the property at the lowest corner of the allotment to council Drainage Pits, using 100mm dia. U.P.V.C. pipe and fittings to Mornington Peninsula Shire standard MP408, all as specified.	0.15%		6	no.	1,250.00	7,500.00		7,500
	<b>LANDSCAPING</b>								
	<b>PREPARATION OF NATURE STRIPS</b>	1.14%		6,000	sq.m.	10.00	60,000.00		60,000
	Prepare nature strips and other disturbed areas with approved selected loam won from stockpile on site or imported, to a depth of 75mm, levelled, raked, fertilized and sown with an approved seed mixture, all as specified.								
	<b>FILL EXISTING OPEN SWALE DRAIN - COOMA STREET</b>	0.13%		80	lin.m	80.00	6,400.00		6,400
	Supply all plant, labour and materials to fill in the existing swale drain on the west side of Cooma Street between CH10 and CH90. Cut/Fill volumes are not included in 'EARTHWORKS'								
	<b>REDIRECT EXISTING OPEN SWALE DRAIN - GLOSSOP STREET</b>	0.04%		1	item	2,000.00	2,000.00		2,000

# Elemental Summary

<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Cresswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Supply all plant, labour and materials to redirect, and line with jute matting, the existing swale drain on the east side of Glossip Street adjacent to No.5 into Pit D16/06 and D20/01. Cut/Fill volumes are not included in 'EARTHWORKS'								
	<b>MISCELLANEOUS</b>								
	<b>PERMANENT SURVEY MARKS</b>	0.03%		2	no.	750.00	1,500.00		1,500
	Supply and set standard permanent survey marks including cast iron covers with identification and surrounds as specified.								
	<b>STREET SIGNS</b>	0.06%		6	no.	500.00	3,000.00		3,000
	Supply and place street signs as directed including supply and erect G.I. standard.								
	<b>TRAFFIC CONTROL LINES</b>	0.08%			Item		4,000.00		4,000
	Mark out and paint, with approved long life road marking product, all traffic control lines detailed on the plans. (Beading to be applied to all line marking.)								
	<b>SERVICES</b>								
	<b>SERVICE CONDUITS</b>								
	Supply, excavate, bed, lay, joint and backfill with F.C.R. 50mm dia. U.P.V.C. conduits (class 12) including capping at each end, draw strings, marking on kerb and channel and marker tape.								
	Gas	0.37%		250	lin.m.	77.50	19,375.00		19,375
	Water	0.37%		250	lin.m.	77.50	19,375.00		19,375
	<b>MATERIALS TESTING</b>								
	Supply test results, from a NATA accredited laboratory, to demonstrate compliance with the Mornington Peninsula Shire Specification.								

# Elemental Summary

<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Cresswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Compaction Test in accordance with AS1289.5.2.1 (Standard Compactive Effort, 6 lot test).	0.05%		3	ea	800.00	2,400.00		2,400
	Compaction Test in accordance with AS1289.5.2.1 (Modified Compactive Effort, 6 lot test).	0.14%		9	ea	800.00	7,200.00		7,200
	7,14,28 Day Compressive Strength in accordance with AS1012.9.	0.06%		6	ea	500.00	3,000.00		3,000
	<b>CCTV INSPECTION REPORT</b>	0.19%		1	item	10,000.00	10,000.00		10,000
	Supply a CCTV inspection report for newly installed piped drainage in accordance with the WSA 05-2020 (prior to laying the wearing course).								
	<b>AS CONSTRUCTED SURVEY - R&amp;D</b>	0.10%		1	item	5,000.00	5,000.00		5,000
	Contractor to supply an as constructed survey file of built road and drainage assets in accordance with Mornington Peninsula Shire requirements.								
	<b>PART B - WATER SUPPLY MAIN EXTENSION</b>								
	<b>WATER MAINS</b>								
	Excavation, supply, bedding, laying and backfilling, of approved water main in accordance with MRWA Standards (MRWA - W - 201, MRWA - W - 202, MRWA - W - 203)								
	<b>Earth Backfill</b>								
	DN125 PE100	0.52%		246	Lm	110.00	27,060		27,060
	DN50 PE100	0.10%		57	Lm	85.00	4,845.00		4,845
	<b>Bored</b>								
	DN125 PE100	0.58%		61	Lm	500.00	30,500.00		30,500
	<b>FITTINGS</b>								
	Supply and placement of the following fittings:								
	100mm Hydrant direct (connecting to PE pipe)	0.25%		9	No	1,450.00	13,050.00		13,050
	100mm dia valve (connecting to PE pipe)	0.16%		5	No	1,650.00	8,250.00		8,250

# Elemental Summary

<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Cresswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	50mm flushout (connecting to PE pipe)	0.02%		1	No	1,000.00	1,000.00		1,000
	<b>PROPERTY SERVICES</b>								
	Excavation, supply, bedding, laying and backfilling of water services including all fittings, valves, connection to reticulation main and cleaning up:								
	Off new main	0.26%		22	No	600.00	13,200.00		13,200
	Off existing main including tapping and fees	2.32%		47	No	2,600.00	122,200.00		122,200
	<b>REMOVAL AND CONNECTION TO EXISTING MAIN</b>								
	Remove existing washout and replace with hydrant Tee (convert to PE at hydrant flange)	0.06%		1	No	2,750.00	2,750.00		2,750
	Connect DN125 PE100 to Ex.DN100 PVC Pipe	0.16%		2	No	4,000.00	8,000.00		8,000
	<b>WATER QUALITY TESTING</b>								
	Water quality testing of mains by South East Water authorised contractor.								
	Swabbing and cleansing at mains	0.10%		2	Item	2,500.00	5,000.00		5,000
	Pressure testing at mains	0.05%		1	Item	2,500.00	2,500.00		2,500
	Testing under pressure (MRWA-W-106)	0.06%		1	Item	3,000.00	3,000.00		3,000
	<b>"AS CONSTRUCTED" SURVEY</b>	0.10%		1	Item	5,000.00	5,000.00		5,000

# Elemental Summary

<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Creswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Field pick-up of as constructed details by Accredited surveyor of Valves, Pipes, Hydrants, Fittings, Property Connection points, etc. and processing of data into digital format, completion of database and survey certification list all to Water Authority's requirements.								
	<b>PART C - STREET LIGHTING UPGRADES</b>								
	Luminaire and Bracket	0.20%		14	No	750.00	10,500.00		10,500
	URD Pole	0.10%		2	No	2,500.00	5,000.00		5,000
	Conduit and Trenching/Bore including sand backfill and tape	0.66%		154	lin.m	225.00	34,650.00		34,650
	VESI Pits	0.03%		2	No	750.00	1,500.00		1,500
	PL Cable	0.20%		172	lin.m	60.00	10,320.00		10,320
	FOLCB	0.09%		3	No	1,500.00	4,500.00		4,500
	Project Management / Auditing	0.10%		1	item	5,000.00	5,000.00		5,000
	<b>PART D - NBN</b>								
	Conduit - P20	0.65%		1,048	lin.m	32.50	34,060.00		34,060
	Conduit - P50	0.35%		459	lin.m	40.00	18,360.00		18,360
	Conduit - P100	1.32%		1,202	lin.m	57.50	69,115.00		69,115
	Service Drop Access Pit - 650 x 280 x 565	0.17%		17	No	500.00	8,500.00		8,500
	Network Boundary/Local Network Pit (single lid) 700 x 450 x 650	0.23%		18	No	650.00	11,700.00		11,700
	Distribution/Local Network Connection Pit (dual lid) 1360 x 555 x 650	0.03%		1	No	1,100.00	1,100.00		1,100
	Distribution/Local Network Connection Pit 1360 x 555 x 860	0.09%		4	No	1,100.00	4,400.00		4,400
	Project Management / Auditing	0.10%		1	item	5,000.00	5,000.00		5,000
	<b>PART E - RISING MAIN</b>	3.32%		1	item	175,000.00	175,000.00		175,000
	<b>SUB-TOTAL</b>	<b>05.19%</b>					<b>4,490,801.00</b>		<b>4,490,801</b>

# Elemental Summary

<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Creswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	<b>PART F - PROVISIONALS</b>								
	<b>PROVISIONAL ITEMS</b>								
	Note: All provisional items are inclusive of additional traffic management plans and all overheads associated with additional works. Contractor to be paid only for actual provisional sq.m., Cu.m, lin.m No. or Item placed. PI Items are only to be expedited as directed by the Superintendent and in accordance with Clause 11 of AS2124 General Conditions of Contract.								
	<b>SERVICE MAIN RELOCATION ALLOWANCE</b>	1.90%		1	item	100,000.00	100,000.00		100,000
	Coordination of the relocation of existing service mains to enable main drainage construction. Contractor to be paid actual cost plus 10% as evidenced by submission of authority invoice.								
	<b>STRUCTURAL FILL</b>	0.09%		50	cu.m.	90.00	4,500.00		4,500
	Supply all plant, labour and materials for the placement of structural fill. Structural fill will be required to fill the existing road formation to the underside of pavement (subgrade). Materials shall meet the requirements of VicRoads Type A. (Contractor to be paid only for volume of material actually placed.)								
	<b>SUBGRADE IMPROVEMENT (LOCALISED)- Crushed Rock</b>								
	Supply all plant, labour and materials for the excavation, removal, and disposal of unsuitable subgrade material, backfilling and compacted as specified with: (Contractor to be paid only for volume of material actually replaced.)								
	Class 3 crushed rock	0.91%		250	cu.m.	190.00	47,500.00		47,500
	Class 3 3% cement treated crushed rock	1.10%		250	cu.m.	230.00	57,500.00		57,500
	<b>SUBGRADE STABILISATION (LARGE AREAS)</b>	2.33%		6,135	sq.m.	20.00	122,700.00		122,700

# Elemental Summary

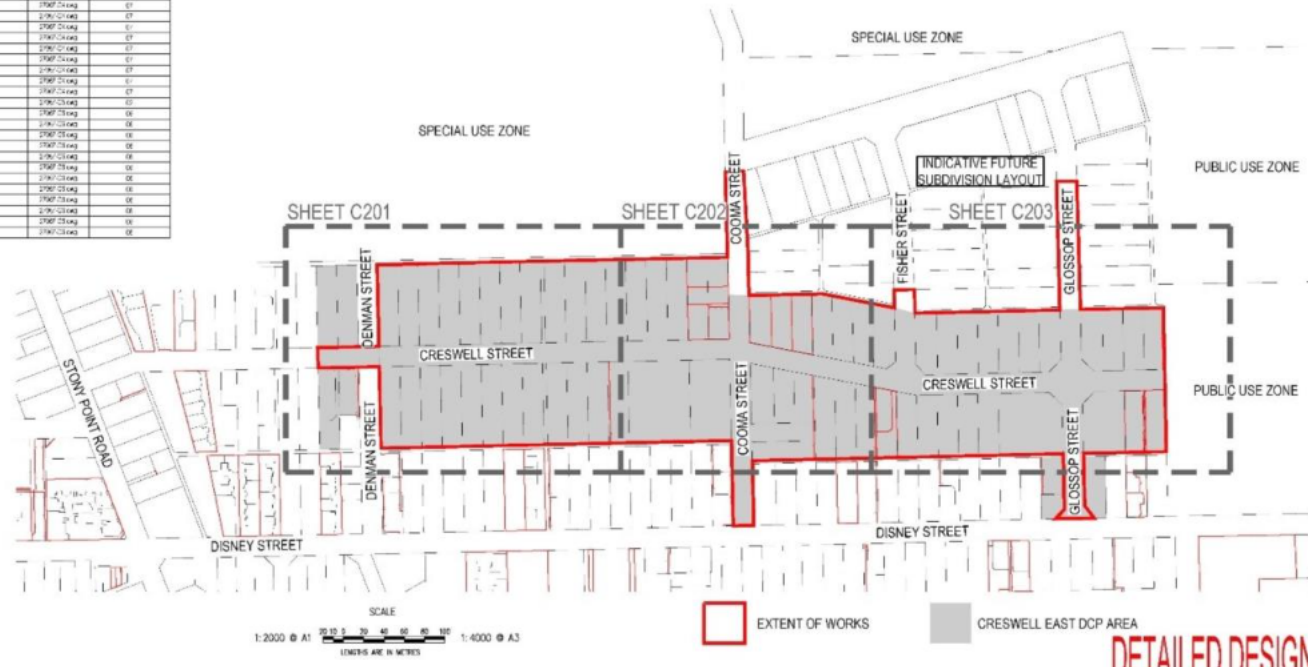
<b>Project:</b> Cresswell Street Crib Point	<b>Details:</b> Estimate July 2025
<b>Building:</b> Cresswell Street Crib Point	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Stabilize 300mm depth of existing subgrade with 3% Lime and 2% cement as specified.								
	(Contractor to be paid only for area actually stabilised)								
	<b>DISPOSAL OF CONSTRUCTION AND DEMOLITION WASTE</b>								
	Supply all plant, labour and materials to excavate, cart and dispose of the following contaminated materials:								
	Contaminated Soil - Category A	0.00%		rate only	t				Excluded
	Contaminated Soil - Category B	0.00%		rate only	t				Excluded
	Contaminated Soil - Category C	0.00%		rate only	t				Excluded
	Construction and Demolition Waste	0.00%		rate only	t				Excluded
	<i>Note that the rate for disposal of Construction and Demolition Waste shall apply to materials existing and in place prior to construction commencing. The contractor shall allow for disposal of all Construction and Demolition Waste generated by the works.</i>								
	<b>CONTINGENCY</b>	8.52%		10%	%				449,080
	Rounding	0.00%							-81
	<b>TOTAL</b>	<b>100.00%</b>							<b>5,272,000</b>
	<u>Exclusions:</u>								
	GST								
	Professional fees including contract administration and supervision costs								
	Cost escalation beyond July 2025								
	Vegetation offsets, if applicable								
		<b>100.00%</b>							<b>5,272,001</b>

# CRESWELL STREET EAST, CRIB POINT ROAD, DRAINAGE & ASSOCIATED SERVICES

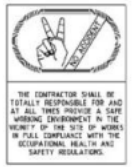


SHEET NO.	TITLE	CAD FILE	VERSION NO.
C207	LOCATION OF EXISTING MANHOLE	1907-01.dwg	01
C208	NOTES	1907-01.dwg	01
C209	PROPOSED CROSS SECTIONS AND BORING OFFSET TABLE	1907-01.dwg	01
C210	DE-DE PLAN	1907-01.dwg	01
C211	DETAILED PLAN	1907-01.dwg	01
C212	DE-DE PLAN	1907-01.dwg	01
C213	DETAILED PLAN	1907-01.dwg	01
C214	DETAILED PLAN	1907-01.dwg	01
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C249	DETAILED PLAN	1907-01.dwg	01
C250	DETAILED PLAN	1907-01.dwg	01



<p><b>JCA Land Consultants</b> Surveying · Engineering · Town Planning Suite 2 200 Moorabie Highway Moorabie Western Australia 6148 08 9447 4444</p>	<p><b>WARNING</b> <b>BEWARE - UNDERGROUND SERVICES</b> THE EXISTENCE OF UTILITIES AND SERVICES ARE APPROXIMATE ONLY AND TO CLASH EXISTING AND PROPOSED SERVICES. THE USER OF THIS DRAWING SHOULD CONSULT THE APPROPRIATE AGENCIES FOR THE LOCATION AND DEPTH OF ALL SERVICES. THE USER OF THIS DRAWING SHOULD CONSULT THE APPROPRIATE AGENCIES FOR THE LOCATION AND DEPTH OF ALL SERVICES.</p>	<p><b>DIAL BEFORE YOU DIG</b> The Essential First Step</p>	<p>PLAN APPROVED: [Signature]</p> <p>DATE: 07/06/21</p> <p>REVISIONS:</p> <table border="1"> <tr><td>07/06/21</td><td>01</td><td>AMENDED GLOSSOP ST OUTFALL</td></tr> <tr><td>07/06/21</td><td>02</td><td>AMENDED GLOSSOP ST DRAINAGE</td></tr> <tr><td>07/06/21</td><td>03</td><td>AMENDED DESIGN SCOPE COOMA ST</td></tr> <tr><td>07/06/21</td><td>04</td><td>AMENDED DESIGN SCOPE COOMA ST AND GLOSSOP ST</td></tr> <tr><td>07/06/21</td><td>05</td><td>AMENDED DESIGN SCOPE</td></tr> <tr><td>07/06/21</td><td>06</td><td>DETAILED DESIGN</td></tr> <tr><td>07/06/21</td><td>07</td><td>AMENDED FUNCTIONAL DESIGN</td></tr> <tr><td>07/06/21</td><td>08</td><td>PRELIMINARY ISSUE</td></tr> <tr><td>07/06/21</td><td>09</td><td>FINAL ISSUE</td></tr> </table>	07/06/21	01	AMENDED GLOSSOP ST OUTFALL	07/06/21	02	AMENDED GLOSSOP ST DRAINAGE	07/06/21	03	AMENDED DESIGN SCOPE COOMA ST	07/06/21	04	AMENDED DESIGN SCOPE COOMA ST AND GLOSSOP ST	07/06/21	05	AMENDED DESIGN SCOPE	07/06/21	06	DETAILED DESIGN	07/06/21	07	AMENDED FUNCTIONAL DESIGN	07/06/21	08	PRELIMINARY ISSUE	07/06/21	09	FINAL ISSUE	<p>COMPUTER REFERENCE</p> <p>PROJECT OR: 1907</p> <p>DRAWING OR: 1907</p> <p>DATE OF DATE: 27/06/21</p> <p>CHECKED BY: [Signature]</p> <p>DRAWN BY: [Signature]</p> <p>SCALE: AS SHOWN</p>	<p><b>MORNINGTON PENINSULA</b> SPECIALISTS</p> <p>CRESWELL STREET EAST / COOMA STREET CRESWELL STREET EAST - CRIB POINT ROAD UPGRADE LOCALITY PLAN AND DRAWING INDEX</p>	<p>SCALE: AS SHOWN</p> <p>DATE OF PLAN: 07/06/2021</p> <p>REVISIONS: 09</p> <p>SHEET NO: C20</p> <p>PLAN REF NO: 7/106/1</p> <p>REV: 01</p>
07/06/21	01	AMENDED GLOSSOP ST OUTFALL																															
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07/06/21	08	PRELIMINARY ISSUE																															
07/06/21	09	FINAL ISSUE																															

- 1 ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH SECTION 1998 GENERAL CONDITIONS OF CONTRACT, THE CURRENT MORNINGTON PENINSULA SHIRE CONSTRUCTION AND STANDARD DRAWINGS, AND TO THE SATISFACTION OF THE SUPERINTENDENT.
- 2 THE MORNINGTON PENINSULA SHIRE AND ALL SERVICE AUTHORITIES SHALL BE NOTIFIED IN WRITING A MINIMUM OF SEVEN (7) CLEAR DAYS PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- 3 ALL LEVELS SHOWN ARE TO A.H.S. AND DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.
- 4 UPON COMMENCEMENT OF CONSTRUCTION WORKS THE CONTRACTOR MUST COMPLY WITH THE RECOMMENDATIONS OF THE ENVIRONMENT PROTECTION AUTHORITY PUBLICATION 'CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL'.  
 4.1 THE LOCATION OF EXISTING SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE AND THEIR EXACT LOCATION SHALL BE PROVIDED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORKS. DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT IMMEDIATELY. GAS, TELEPHONE, ELECTRICITY, SEWER & WATER SERVICES EXIST WITHIN THE SCOPE OF THESE WORKS. ANY DAMAGE CAUSED TO EXISTING SERVICES AND ANY COSTS ASSOCIATED WITH REPAIRS OR LOSS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 5 UNLESS OTHERWISE SHOWN NO PRESS SHALL BE REQUIRED OR INSTALLED UNLESS THE PRIOR CONSENT OF THE SUPERINTENDENT REFER TO THE 'PRIMARY GEOCHEMISTRY ASSESSMENT FOR THE PLANNED DEVELOPMENT OF CREWELL STREET EAST, CRIB POINT VICTORIA' CONDUCTED BY HANCOCK JACOBS 2010 FOR FURTHER CLARIFICATION.
- 6 ALL STORMWATER AND CONDUIT TRENCHES UNDER ROAD PAVEMENT AND/OR KERB & CHANNEL AND/OR CONCRETE PAVING SHALL BE BACKFILLED WITH CRUSHED GRANITE AS SPECIFIED AND COMPACTED TO 150mm LAYERS.
- 7 THE CONTRACTOR IS TO ENSURE THAT A MINIMUM OF 300mm OF F.O.R IS PLACED OVER ALL DRAINAGE PIPES UNDER TRAFFICABLE AREAS DURING CONSTRUCTION.
- 8 ALL STORMWATER DRAINAGE PIPES SHALL BE CLASS 'Y' R.C.P. AND NUMBER RING IDENTIFIED UNLESS OTHERWISE SPECIFIED.
- 9 ALL STORMWATER DRAINAGE FITS AND PROPERTY CONNECTIONS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MORNINGTON PENINSULA SHIRE STANDARD DRAWINGS & SPECIFICATION.
- 10 THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH AND SOIL FROM THE SITE.
- 11 NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT CONSENT FROM THE SUPERINTENDENT.
- 12 LAMPWORKS SHALL BE CARRIED OUT TO DESIGN LEVELS SHOWN ON CONSTRUCTION ISSUE PLANS. O/L BATTERS TO BE 1 IN A, FILL BATTERS 1 IN 6 UNLESS SHOWN OTHERWISE.
- 13 FILL AREAS GREATER THAN 150mm SHALL BE STRIPPED OF TOP SOIL AND VEGETATION, APPROVED FILL MATERIAL PLACED AND TOPSOILED TO DESIGN FILL. FILL LEVELS AS SHOWN ON CONSTRUCTION ISSUE PLANS.
- 14 FILL MATERIAL TO BE PLACED IN 150mm LAYERS AND COMPACTED TO MINIMUM VIBR DRY DENSITY (STANDARD COMPACTION TEST)
- 15 STRUCTURAL FILL MATERIAL IS TO BE APPROVED BY COUNCIL PRIOR TO PLACEMENT. LEVEL 1 GEOCHEMICAL SUPERVISION IS TO BE MAINTAINED TO AVOID OVER-COMPACTED IN 150mm LAYERS AS SPECIFIED.
- 16 ALL FILL BATTERS, STOPS, KERBS, BATTERS AND DISTURBED AREAS SHALL BE TOPSOILED WITH 75mm MINIMUM DEPTH OF APPROVED LOGAN AND SEEDN WITH SEED, ALL AS SPECIFIED.
- 17 LAMPWORKS WITH ROAD RESURFACING SHALL BE TO THE REQUIREMENTS AND SATISFACTION OF THE MORNINGTON PENINSULA SHIRE COUNCIL. THE CONTRACTOR SHALL ENGAGE THEIR OWN TRAFFIC RESURFACING QUALIFIED ENGINEER TO CARRY OUT TESTS IN ACCORDANCE WITH ASTM AND AUSTRAL AND SHALL SUPPLY TEST RESULTS CONCERNING THE 'PROJECT SPECIFICATION'. 'PROCEDURE' OF TESTS WILL BE PROVIDED IN ACCORDANCE WITH AUSTRAL. TEST RESULTS TO BE REVIEWED BY THE MORNINGTON PENINSULA SHIRE COUNCIL, AND IF NECESSARY ADDITIONAL TESTS WILL BE SUPPLIED TO THE SUPERINTENDENT CONTRACTOR REFER TO 'TECHNICAL REPORT 02/08/10 (CREWELL ST) CONDUCTED BY I.B. PARRIS & ASSOCIATES (P/L) (P/S) FOR FURTHER INFORMATION. FOR THE CONTRACTOR TO HAVE A 28 DAY PERIOD OF 20MPa UNLESS OTHERWISE NOTED.
- 18 ALL KERBS & CHANNEL TO BE IN ACCORDANCE WITH MORNINGTON PENINSULA SHIRE STANDARD DRAWINGS.
- 19 ALL LAYERS & FRAM CROSSINGS TO BE IN ACCORDANCE WITH MORNINGTON PENINSULA SHIRE STANDARD DRAWINGS.
- 20 UNLESS OTHERWISE SHOWN ALL CHANGES SHOWN ARE TO THE DESIGN CENTRE LINE OF ROAD PAVEMENT.
- 21 ALL KERB RIGID SHOWN ARE TO LIP OF KERB IN R/O.
- 22 THE CONTRACTOR SHALL ERECT AND IS RESPONSIBLE FOR MAINTAINING ALL STOPPING PLANNING, STOPPING, STOPPING, BARRICADES, WARNING SIGNS, LIGHTS AND NECESSARY TO KEEP THE WORK SITE SAFE AND TO PROTECT THE PUBLIC FROM THE WORKS.
- 23 ALL UNDERPAVING AND SERVICE IS TO BE INSTALLED IN ACCORDANCE WITH ASTM-1 AND ASTM-2 UNLESS OTHERWISE NOTED IS TO BE INSTALLED USING EXTENDED LONG LIFE THERMOPLASTIC PAVEMENT.
- 24 THE PAVEMENT DEPTH SPECIFIED IS A MINIMUM DEPTH, AND MAY BE VARY BY THE SUPERINTENDENT. WORKS DIRECTED SOUTH SPORT SHALL BE EXCAVATED TO A MINIMUM BASE AND BACKFILLED WITH APPROVED GRANULAR MATERIAL IN 150mm LAYERS.
- 25 THE SURFACE OF ALL PAVEMENTS SHALL BE APPROVED BY COUNCIL'S SUPERINTENDENT PRIOR TO PLACEMENT OF ANY SUBSEQUENT PAVEMENT COURSE. PROOF ROLLING AND COMPACTION TESTING OF EACH PAVEMENT LAYER SHALL BE IN ACCORDANCE WITH ASTM AND AUSTRAL AND SHALL MEET THE FOLLOWING STANDARDS:  
 - ASPHALT LAYERS < 40mm BASE WEAR DENSITY BASES, USE CHARACTERISTIC DENSITY BARD  
 - ASPHALT LAYERS > 40mm BASE WEAR DENSITY BASES, USE CHARACTERISTIC DENSITY BARD  
 - BASE LAYERS USE MODIFIED DRY DENSITY  
 - SUB-BASE LAYER USE MODIFIED DRY DENSITY  
 - SUB GRADE LAYER USE STANDARD DRY DENSITY  
 COMPACTION TEST RESULTS SHALL BE FORWARDED TO COUNCIL SUPERINTENDENT FOR APPROVAL PRIOR TO PLACEMENT OF SUBSEQUENT PAVEMENT LAYER.
- 26 ALL ROADS USED BY TRUCKS AND CONSTRUCTION EQUIPMENT ARE TO BE KEPT CLEAN AT ALL TIMES TO THE SATISFACTION OF THE SUPERINTENDENT.
- 27 THE CONTRACTOR SHALL ENSURE THAT JUST PROVIDED FROM THE SITE SHALL BE KEPT TO A MINIMUM AND NOT CAUSE A NUISANCE TO ANY THIRD PARTY.
- 28 THE CONTRACTOR IS REQUIRED TO CONTROL CONSTRUCTION VEHICLES TO THE ROAD RESERVE AND EXHAUSTS ANY DAMAGE CAUSED TO SURROUNDING ALLEGATIONS OR PROPERTIES MUST BE MADE GOOD.
- 29 UPON THE COMPLETION OF WORKS THE CONTRACTOR IS TO CLEAN UP AND FLUSH ALL DRAINAGE PIPES TO THE SATISFACTION OF THE SUPERINTENDENT.
- 30 WHERE A DISCREPANCY MAY ARISE BETWEEN THE CONSTRUCTION ISSUE PLANS AND THE PROJECT SPECIFICATION, THE SPECIFICATION TAKES PRECEDENCE. SUCH DISCREPANCIES MUST BE REPORTED TO THE SUPERINTENDENT.
- 31 A CITY INSPECTION REPORT OF CONSTRUCTED DRAINAGE SHALL BE SUBMITTED TO THE SUPERINTENDENT PRIOR TO CONSTRUCTION OF FINISHING COURSE ASPHALT.
- 32 EXISTING SERVICE CONDUITS FOR GAS, WATER AND ELECTRICITY ARE TO BE IDENTIFIED IN 60mm HIGH LETTERS ON THE FACE OF KERB AND CHANNEL MARKED WITH EITHER 'V', 'W', OR 'E' ACCORDINGLY.
- 33 EXISTING PROPERTY SERVICE TAPPOINTS FOR GAS & WATER ARE TO BE LOCATED BY HAND EXCAVATION PRIOR TO THE COMMENCEMENT OF ROAD BORING GALL. ANY DISCREPANCY WITH THE DESIGN MUST BE REPORTED TO THE SUPERINTENDENT.
- 34 DRINK ENERGY'S 'RECORDS OF UNDERGROUND MANS AND PROTECTION OF ASSETS' STATEMENT SHALL BE READ AND COMPLIED WITH DURING THE CONSTRUCTION WORKS. IT IS NOTED THAT THE FOLLOWING MINIMUM CLEARANCES FROM DRINK ENERGY'S REGULATION WARE AND SERVICES SHOULD BE MAINTAINED:  
 - 150mm when crossing gas mains with installations up to 1.50 metres wide.  
 - 300mm when crossing gas mains with installations greater than 1.50 metres wide.  
 - 300mm when installations are laid parallel to gas mains. (Including electrical underground cables).  
 - 600mm between all gas mains and existing drains.  
 - 300mm between all gas mains and parallel electrical underground cables.  
 - 100mm between all gas mains and parallel electrical underground cables.
- 35 EXISTING SOUTH EAST WATER ASSETS EXIST WITHIN THE PROPOSED SCOPE OF WORKS, AND THE FOLLOWING CONDITIONS ARE TO BE COMPLIED AND ADHERED WITH:  
 - Minimum cover required over water mains during construction is 450mm.  
 - The minimum that cover over water mains is 600mm (below depth), 600mm (width road), 700mm (major roads), 1200mm (freeways). The location and depth of water mains is to be proved by hand excavation prior to the commencement of the work with reports.  
 - The minimum vertical clearance between water mains and drains is 150mm.  
 - Drains crossing over water mains are to be designed as a pipe and beam arrangement.  
 - The minimum horizontal clearance between water mains and other assets (including street furniture and kerb and chimes) is 450mm.  
 - Surface fittings are to be accessible at all times to allow for emergency shut down of the mains and all surface fittings must be raised to suit surface finish levels.  
 - Where there is an requirement to adjust surface fittings, please contact SEW.
- 36 EXISTING TELECOM TELECOMMUNICATIONS ASSETS EXIST WITHIN THE PROPOSED SCOPE OF WORKS. IT IS RECOMMENDED THAT A 'TALK BEFORE YOU DIG' - FROM 'TALK' SERVICES ASSET SEARCH BE DONE TO ASCERTAIN THE APPROXIMATE LOCATION & PLANS OF SERVICES PRIOR TO COMMENCEMENT OF WORKS. PLEASE GIVE AT LEAST 2 WORKING DAYS NOTICE. TELECOM'S SUBSEQUENT 'PLANS' LOCATION DETAILS & 'NOTIFY OF WORK' STATEMENT IS TO BE READ AND ADHERED TO DURING THE CONSTRUCTION WORKS. FOR FURTHER ON SITE DETAILS PLEASE CONTACT TELECOM.
- 37 EXISTING MELBOURNE WATER ASSETS EXIST WITHIN THE PROPOSED SCOPE OF WORKS. IN ACCORDANCE WITH MELBOURNE WATER REGULATIONS, THE CIVIL CONTRACTOR SHALL MAKE A WORK POINT APPLICATION TO MW AS NECESSARY AND COMPLY WITH ALL MW WORK CONDITIONS IMPOSED.
- 38 REFER TO MAIN DEVELOPMENT APPLICATION AND DRAWINGS '120-100021109' FOR FURTHER INFORMATION REGARDING PROPOSED MAIN ALIGNMENT.
- 39 REFER TO UNITED ENERGY CONTESTABLE WORKS AGREEMENT '2003/022-103-046-10000' AND UNITED ENERGY DRAWINGS '1011/10000' FOR FURTHER INFORMATION REGARDING PROPOSED ELECTRICAL INFRASTRUCTURE.
- 40 REFER TO SOUTH EAST WATER 'DEVELOPMENT REED CASE NUMBER 412010107 FILE 2209009' FOR AGREEMENT OF PROPOSED DRAINAGE WATER SERVICES. REFER TO JOB LINK CONSULTANTS 'WATER PLAN 2/100' FOR PROPOSED ALIGNMENT.



**WARNING**  
 BEWARE - UNDERGROUND SERVICES  
 TO CLARIFICATION OF DCP WITH UNDERGROUND SERVICES ARE APPROXIMATELY ONLY AND TO BE CONFIRMED BY THE LOCAL COUNCIL OR BY THE CONTRACTOR PRIOR TO ANY WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND SERVICES AND TO NOTIFY THE LOCAL COUNCIL OF ANY DAMAGE TO THE SERVICES TO THE LOCAL COUNCIL.



PLAN APPROVED	0/23/06/21	20	AMINDEE GLOSSOP ST OUTFALL
	0/27/06/21	20	AMINDEE GLOSSOP ST DRAINAGE
	7/10/21/21	AC	AMINDEE DESIGN SCOPE COOMA ST
	1/10/21/21	AC	AMINDEE DESIGN SCOPE COOMA ST AND GLOSSOP ST
	0/28/21/21	AC	AMINDEE DESIGN SCOPE DESIGN
	0/18/21/21	AC	DESIGNED DESIGN
	0/18/21/21	AC	AMINDEE FUNCTIONAL DESIGN
	0/27/21/21	AC	PRELIMINARY DESIGN
DRAWN BY	AM	DR	
CHECKED BY	AM	DR	
PROJECT DELIVERED			DRAWING DESIGN DETAILS

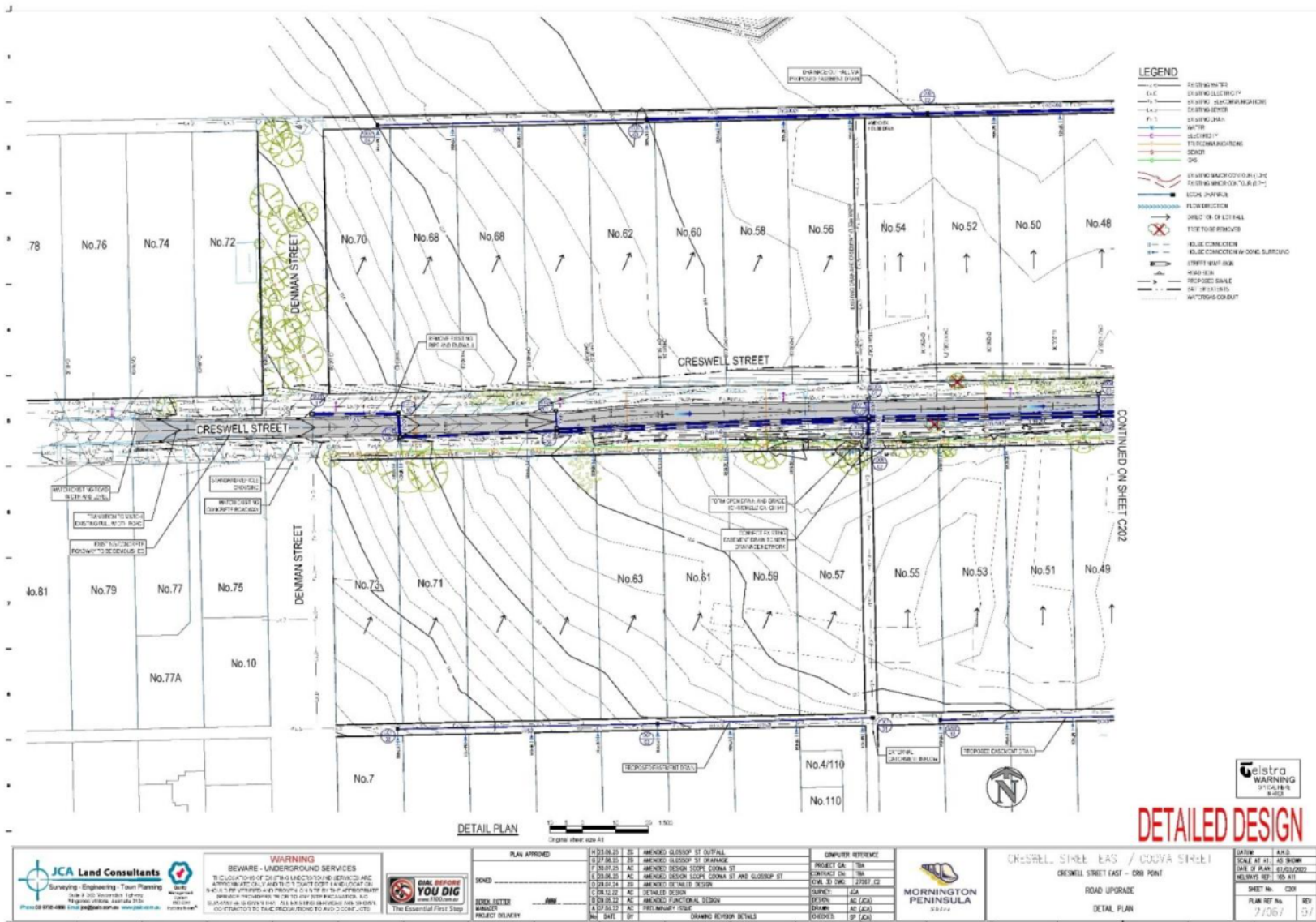
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	ISSUED: AM (2021)
	CREATED: 120

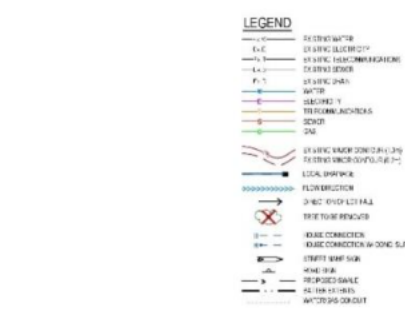
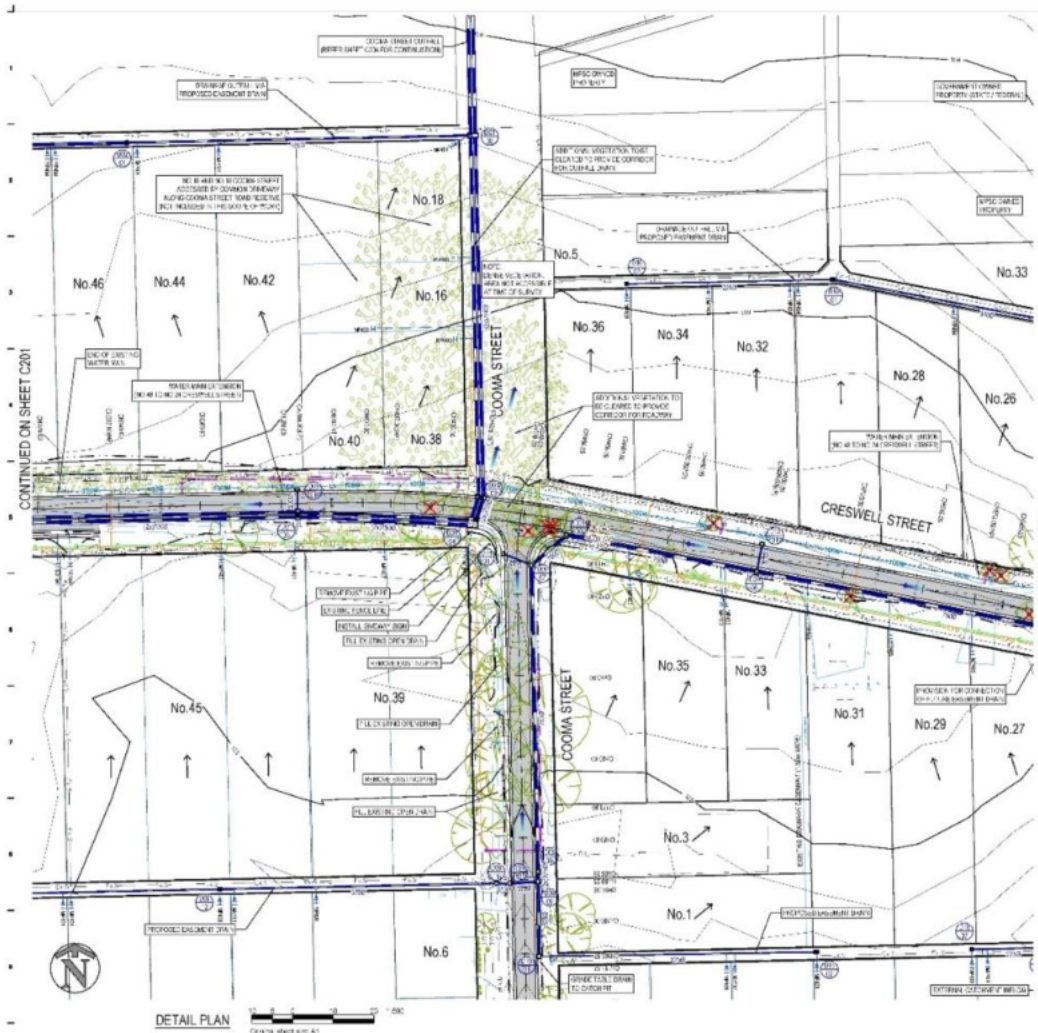
**MORNINGTON PENINSULA**  
 3000  
 CREWELL STREET EAST / COOMA STREET  
 CREWELL STREET EAST - CRIB POINT  
 ROAD UPGRADE  
 NOTES

DATE	4/11
SCALE	AS SHOWN
DATE OF PLAN	01/01/2022
REVISED BY	AM
SHEET NO.	020
PLAN REF NO.	2/106
REV	3/1

**DETAILED DESIGN**







**JCA Land Consultants**  
 Surveying - Engineering - Town Planning  
 Suite 1 200 Moorabie Highway  
 Moorabie Western Australia 8155  
 Phone: 08 9428 4444 Email: jca@jca.com.au www.jca.com.au

**WARNING - UNDERGROUND SERVICES**  
 THE CALCULATIONS OF THIS DESIGN TO THE SERVICES ARE APPROXIMATED ONLY AND IT IS NOT TO BE DEPENDANT ON THE EXACT LOCATION OF THE SERVICES. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE SERVICES OR TO THE PROPERTY OF ANY OTHER PARTY CAUSED BY THE WORKS.

**DIAL BEFORE YOU DIG**  
 The Essential First Step

PLAN APPROVED	DATE	DESCRIPTION	COMPUTER REFERENCE
07/01/2021	20	AMENDED GLOSSOP ST OUTFALL	PROJECT CD - 100
07/01/2021	20	AMENDED GLOSSOP ST DRAINAGE	PROJECT CD - 100
07/01/2021	20	AMENDED DESIGN SCOPE COOMA ST	PROJECT CD - 100
07/01/2021	20	AMENDED DESIGN SCOPE COOMA ST AND GLOSSOP ST	PROJECT CD - 100
07/01/2021	20	AMENDED DESIGN SCOPE COOMA ST AND GLOSSOP ST	PROJECT CD - 100
07/01/2021	20	AMENDED DESIGN SCOPE COOMA ST AND GLOSSOP ST	PROJECT CD - 100
07/01/2021	20	AMENDED DESIGN SCOPE COOMA ST AND GLOSSOP ST	PROJECT CD - 100
07/01/2021	20	AMENDED DESIGN SCOPE COOMA ST AND GLOSSOP ST	PROJECT CD - 100
07/01/2021	20	AMENDED DESIGN SCOPE COOMA ST AND GLOSSOP ST	PROJECT CD - 100
07/01/2021	20	AMENDED DESIGN SCOPE COOMA ST AND GLOSSOP ST	PROJECT CD - 100

**MORNINGTON PENINSULA**  
 ROAD UPGRADE  
 DETAIL PLAN

**CRSWELL STREET EAST / COOMA STREET**  
 CRWSWELL STREET EAST - CRIP POINT  
 ROAD UPGRADE  
 DETAIL PLAN

DATE	SCALE	DATE OF PLAN	REVISION
4/10/2021	AS SHOWN	01/01/2022	01
			02
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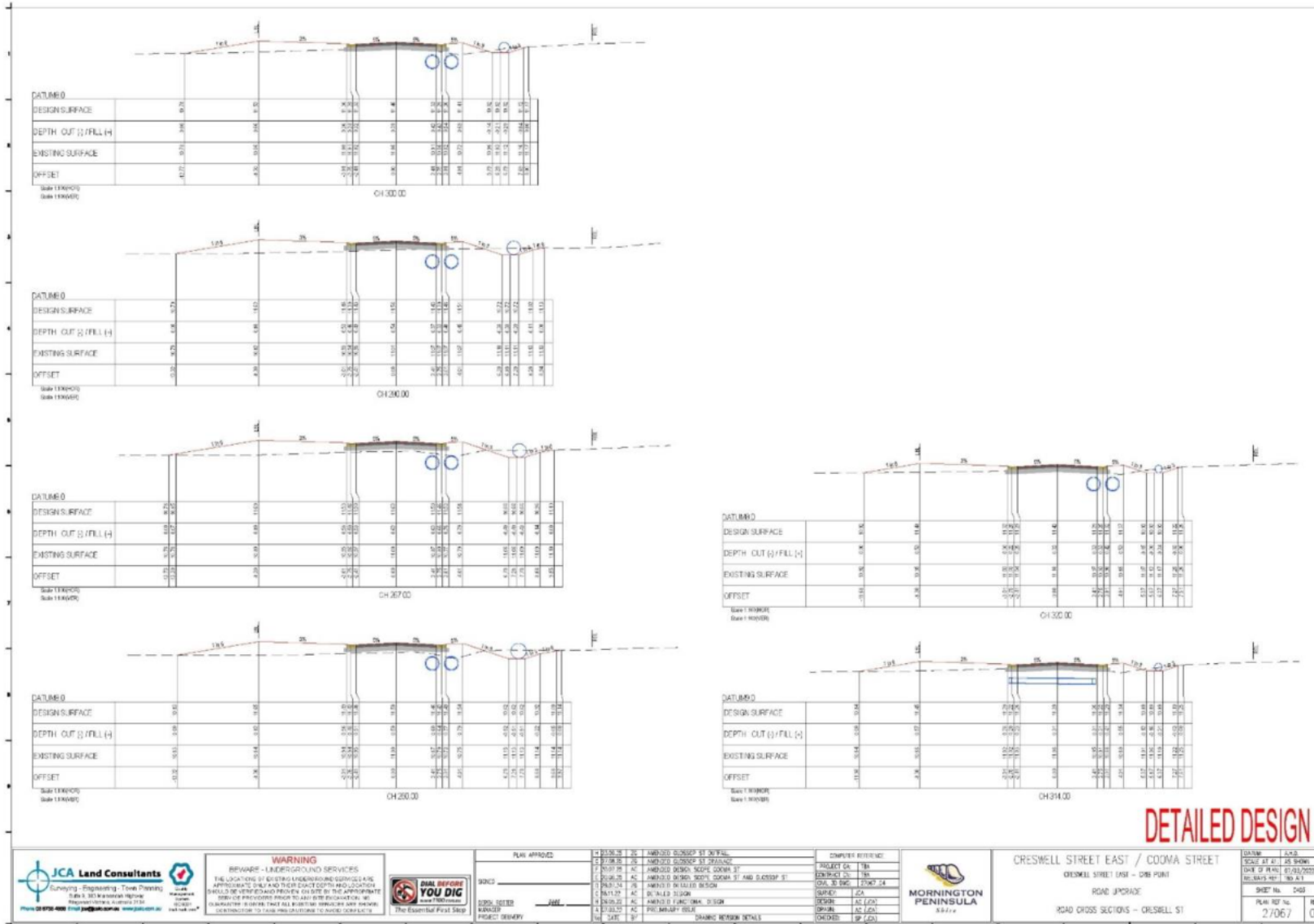








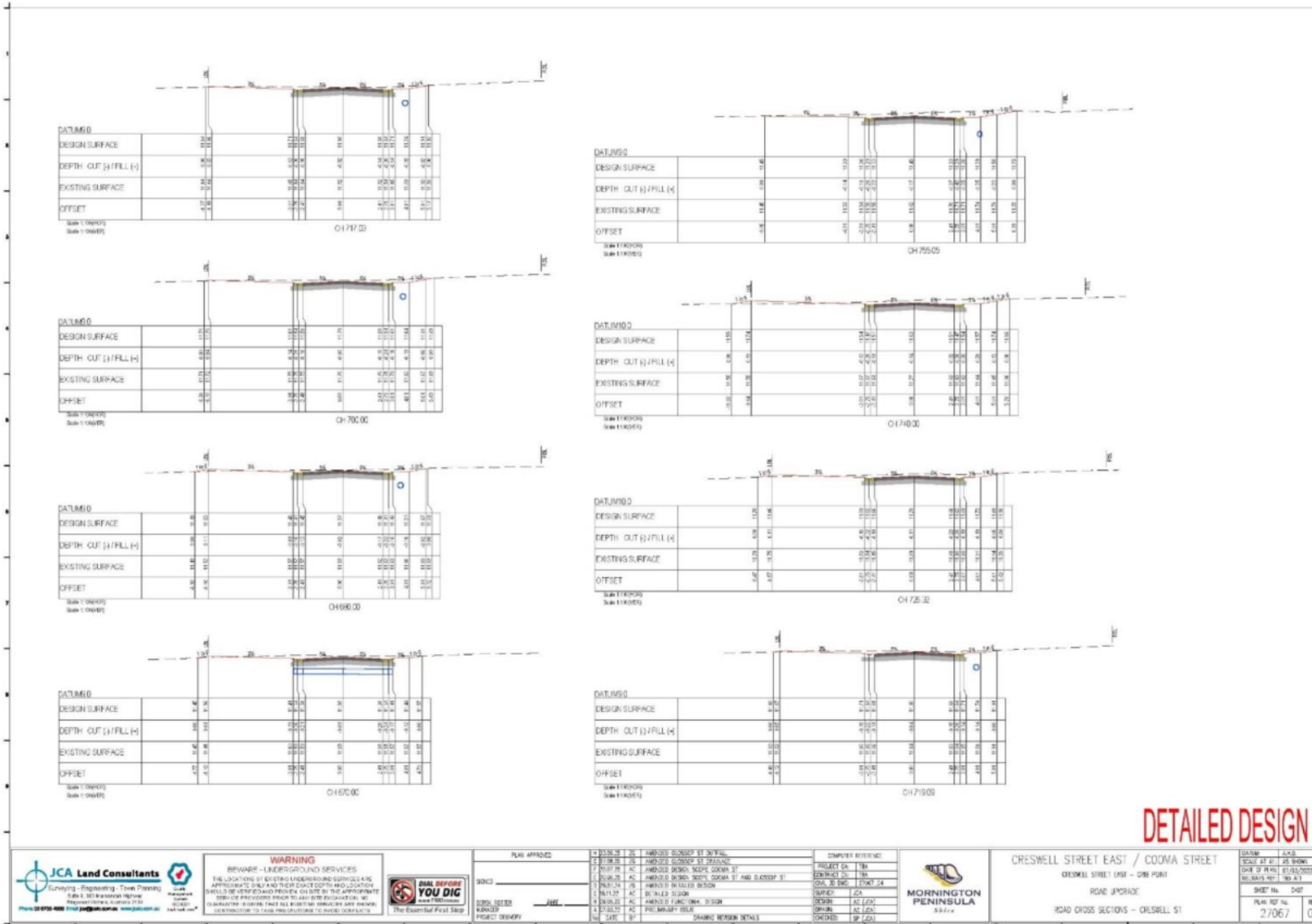










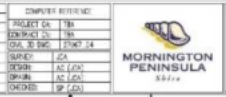




**WARNING**  
BEWARE - UNDERGROUND SERVICES  
THE LOCATION OF EXISTING UNDERGROUND SERVICES IS AN APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED PRIOR TO EXCAVATION BY THE APPROPRIATE USE OF PROCEDURES PRIOR TO ANY SITE INVESTIGATION. AN EXCAVATION IS UNLAWFUL IF ALL NECESSARY SERVICES ARE NOT IDENTIFIED PRIOR TO EXCAVATION. TO OBTAIN NECESSARY INFORMATION TO TAKE PRECAUTIONS TO AVOID DAMAGE TO

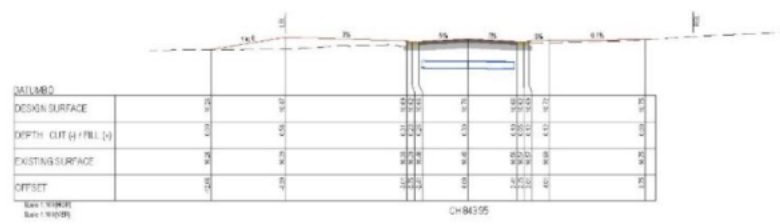
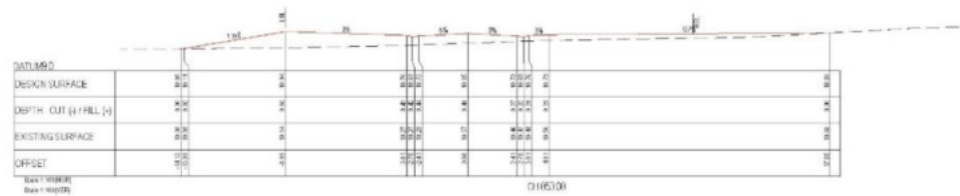


PLAN APPROVED	4/23/2021	26	AMENDED CROSS SECTION	COMPILED BY: JCB
	2/27/2021	28	AMENDED CROSS SECTION	PROJECT NO: 181
	7/10/20	28	AMENDED CROSS SECTION	CONTRACT NO: 181
	2/26/20	28	AMENDED CROSS SECTION	DATE OF ISSUE: 12/04/24
	3/26/24	28	AMENDED CROSS SECTION	CHECKED: JCB
	8/14/27	45	RE-PAID CROSS	DESIGN: JCB
	3/26/25	45	AMENDED CROSS SECTION	DRAWN: JCB
	4/27/27	45	PRELIMINARY CROSS	CHKD: JCB
	1/1/27	45	FINAL CROSS SECTION	CHKD: JCB



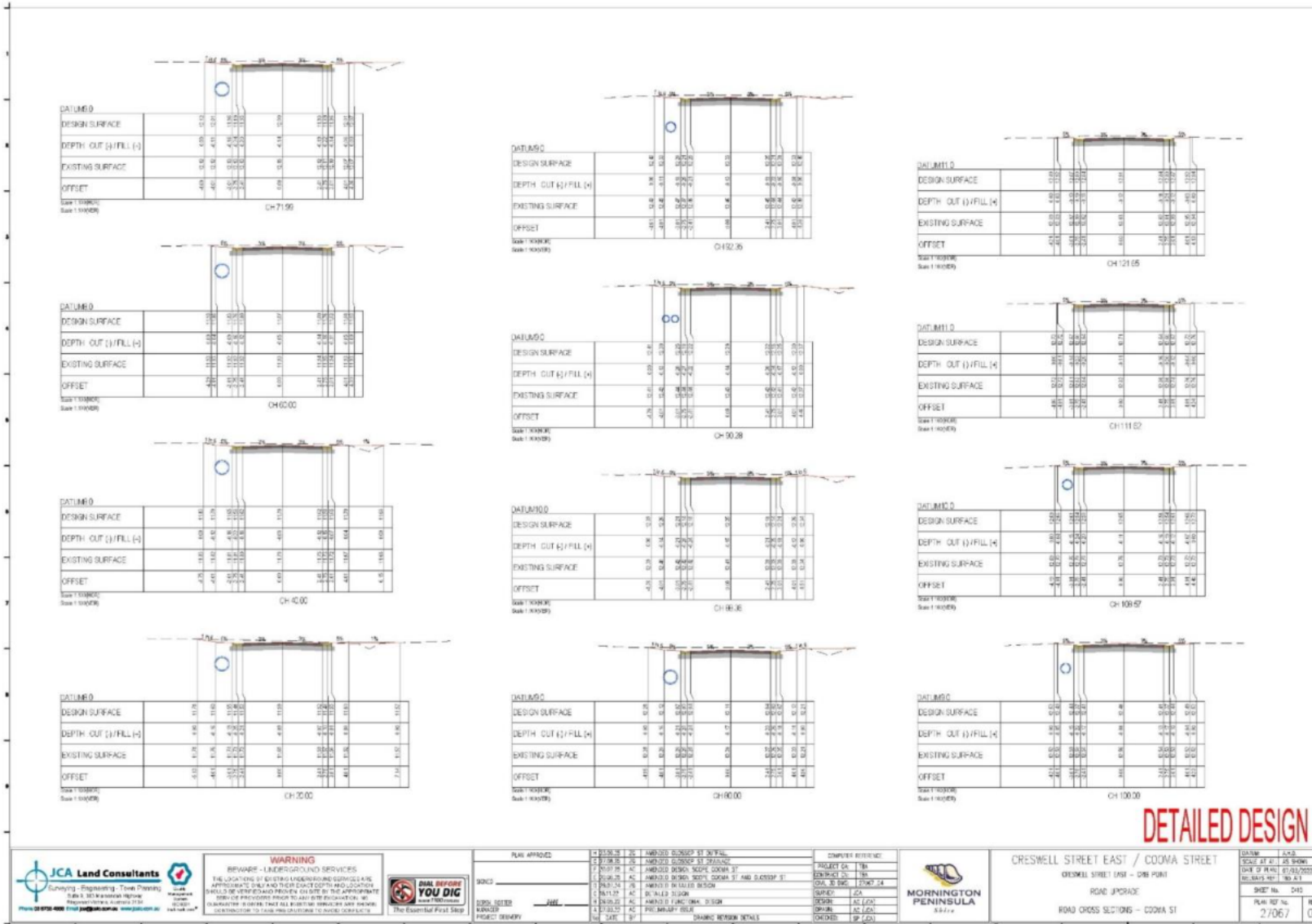
CRESWELL STREET EAST / COOMA STREET  
CRESWELL STREET EAST - CRIB POINT  
ROAD IMPROVEMENT  
ROAD CROSS SECTIONS - CRESWELL ST

DATE: 1/28	REV: 07
SCALE AT 41: 1/8"=1'-0"	
DATE OF PLAN: 01/29/2022	
REVISION NO: 07	
SHEET NO: 048	
PLAN REF NO: 2/067	



# DETAILED DESIGN

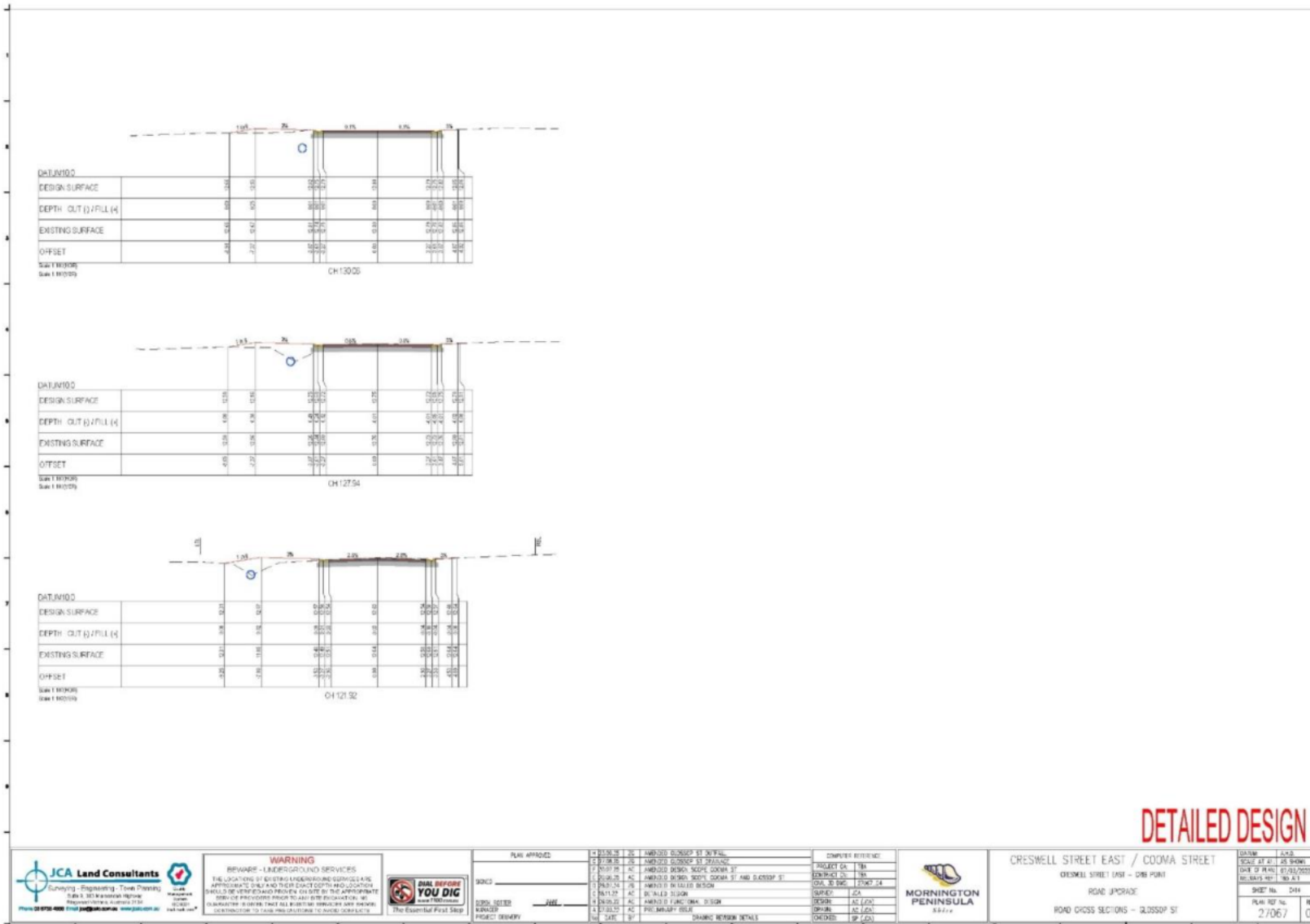
<p><b>JCA Land Consultants</b> Surveying • Engineering • Town Planning Units 6, 361 Macarthur Highway Pennington, Victoria 3192 Tel: 03 9579 4000 Fax: 03 9579 4001 www.jca.com.au</p>	<p><b>WARNING</b> BEWARE - UNDERGROUND SERVICES THE LOCATION OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED PRIOR TO EXCAVATION BY THE APPLICANT. USE OF PROCEEDURE PRIOR TO ANY EXCAVATION. WE RECOMMEND A DESIGN THAT ALL EXISTING SERVICES ARE REMOVED OR BOUND TO SAFE PROVISIONS TO AVOID DAMAGE TO THEM.</p>	<p><b>DIAL BEFORE YOU DIG</b> The Essential First Step</p>	<p>PLAN APPROVED: 4/31/2021 20 AMENDED CROSS ST 30/2/21</p>	<p>COMPLETED BY: [Name]</p>	<p><b>MORNINGTON PENINSULA</b> R.I.P.P.</p>	<p><b>CRESWELL STREET EAST / COOMA STREET</b> CRESWELL STREET EAST - CRIB POINT ROAD IMPROVEMENT ROAD CROSS SECTIONS - CRESWELL ST</p>	<p>DATE: 1/20/2021</p>
			<p>SCALE: 1:50</p>	<p>PROJECT NO: 181</p>			<p>DATE OF PLAN: 01/20/2021</p>
<p>ISSUED BY: [Name]</p>	<p>CONTRACT NO: 181</p>	<p>DATE OF ISSUE: 12/04/20</p>	<p>CLIENT: [Name]</p>	<p>DESIGN: [Name]</p>	<p>PLAN REF NO: 2/067</p>	<p>REV: 07</p>	

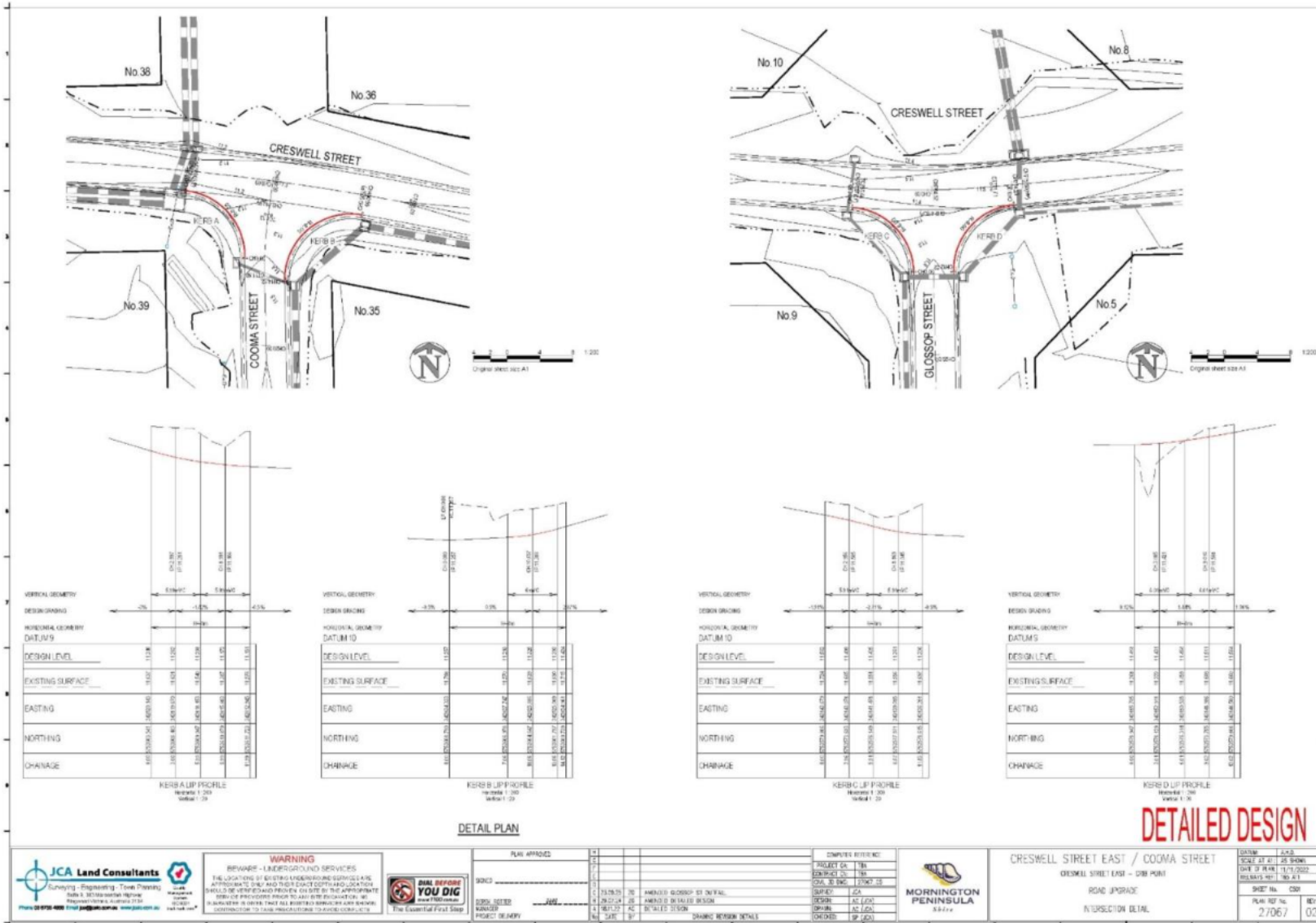


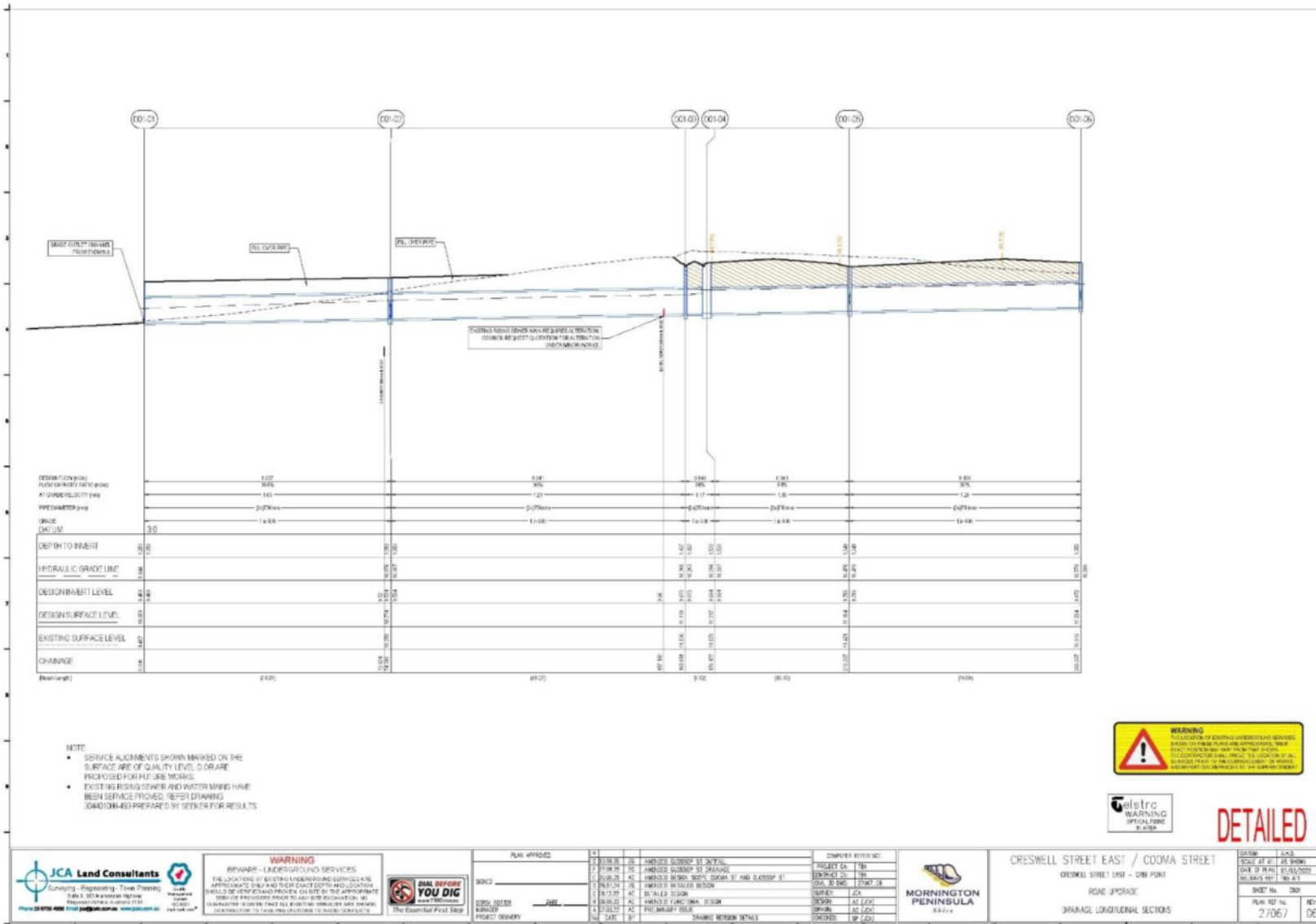


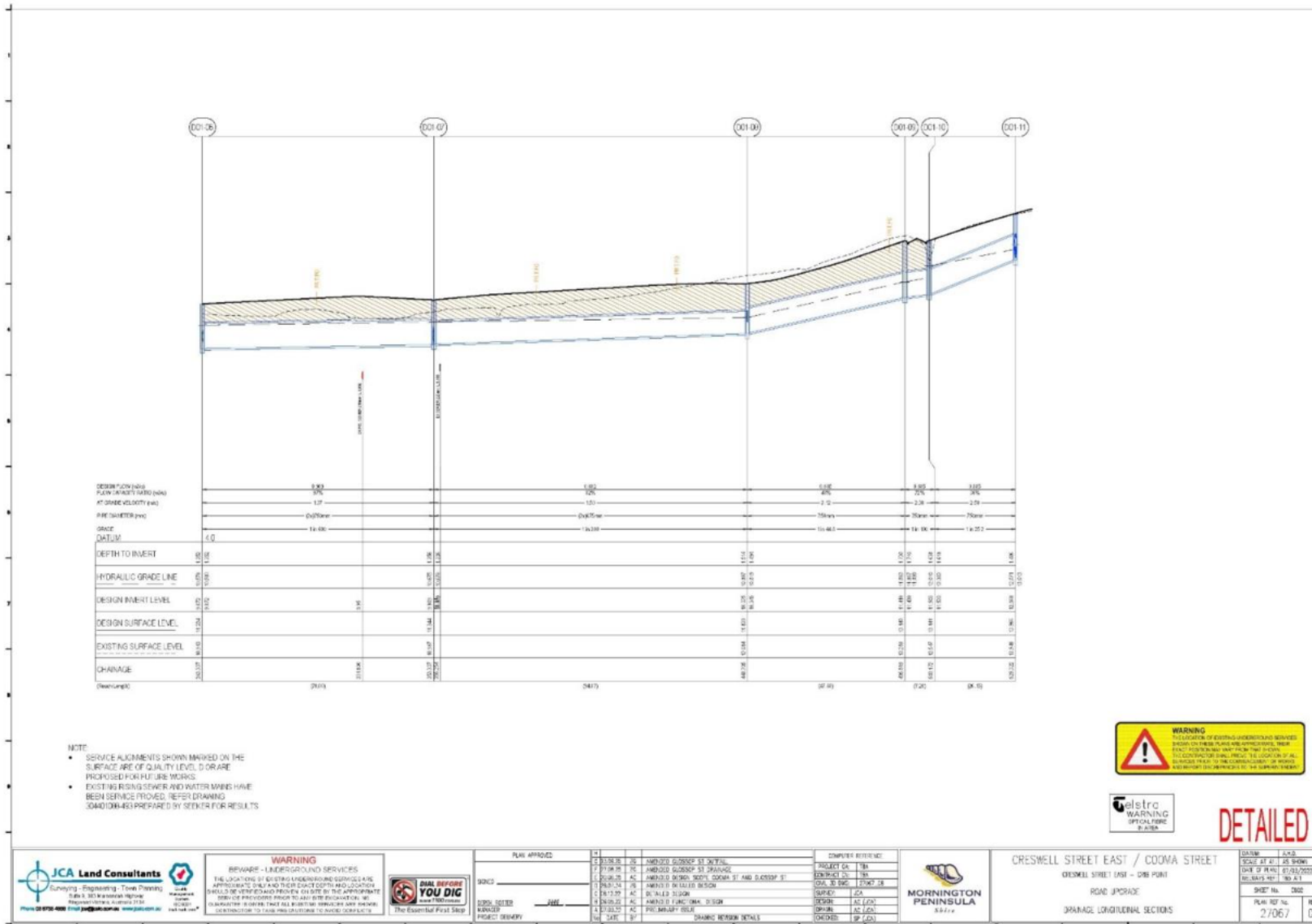


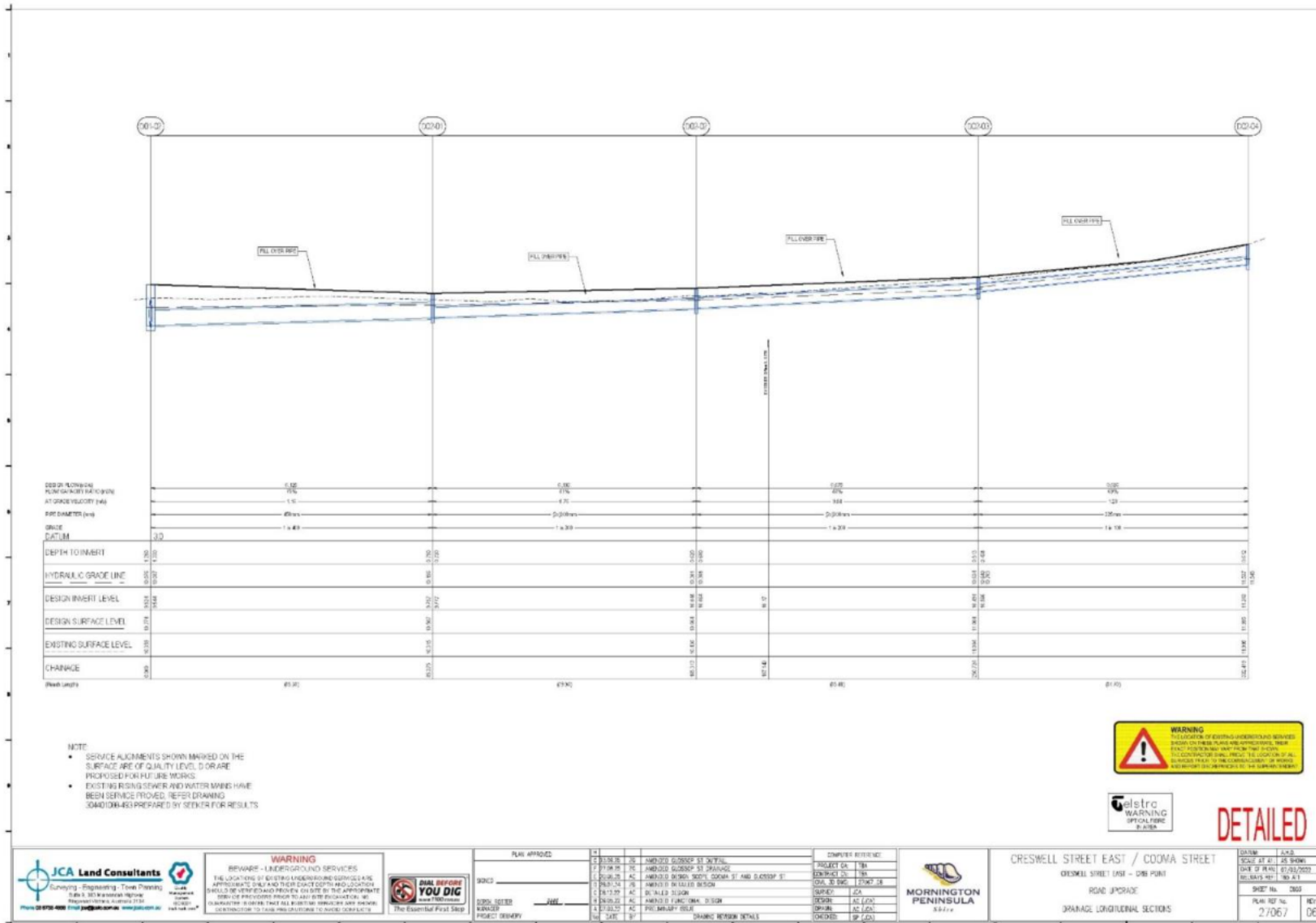






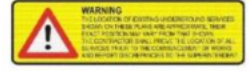






NOTE:

- SERVICE ALIGNMENTS SHOWN MARKED ON THE SURFACE ARE OF QUALITY LEVEL D OR ARE PROPOSED FOR FUTURE MARKS.
- EXISTING RISING SEWER AND WATER MAINS HAVE BEEN SERVICE PROVIDED. REFER DRAWING 304410M-453 PREPARED BY SEEKER FOR RESULTS.



**DETAILED**



**WARNING**  
 BEWARE - UNDERGROUND SERVICES  
 THE LOCATION OF EXISTING UNDERGROUND SERVICES IS AN APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION. ANY EXCAVATION SHOULD BE MADE WITH EXTREME CARE AND SHOULD BE SUPERVISED BY A QUALIFIED PERSON TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTY INVOLVED.

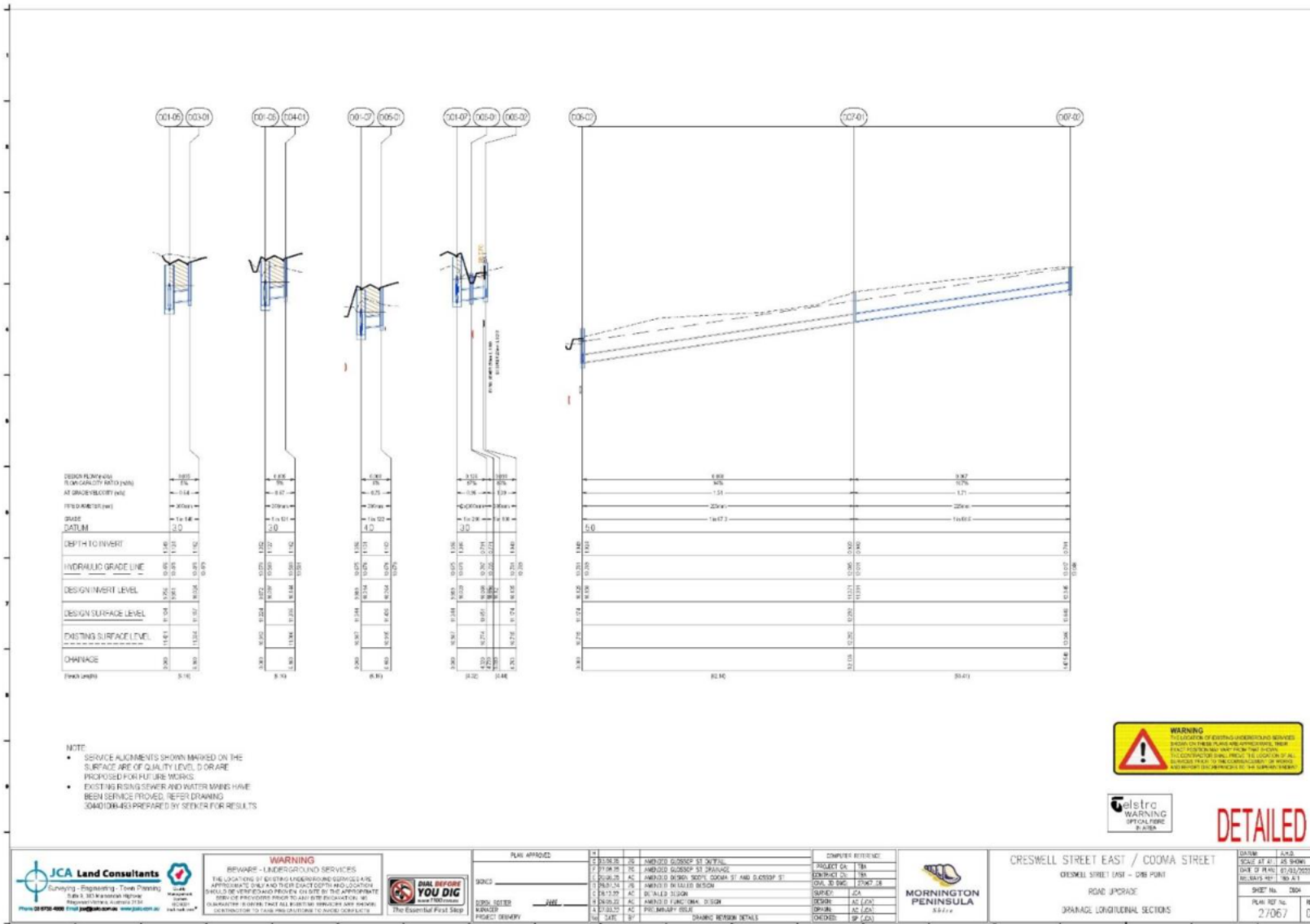


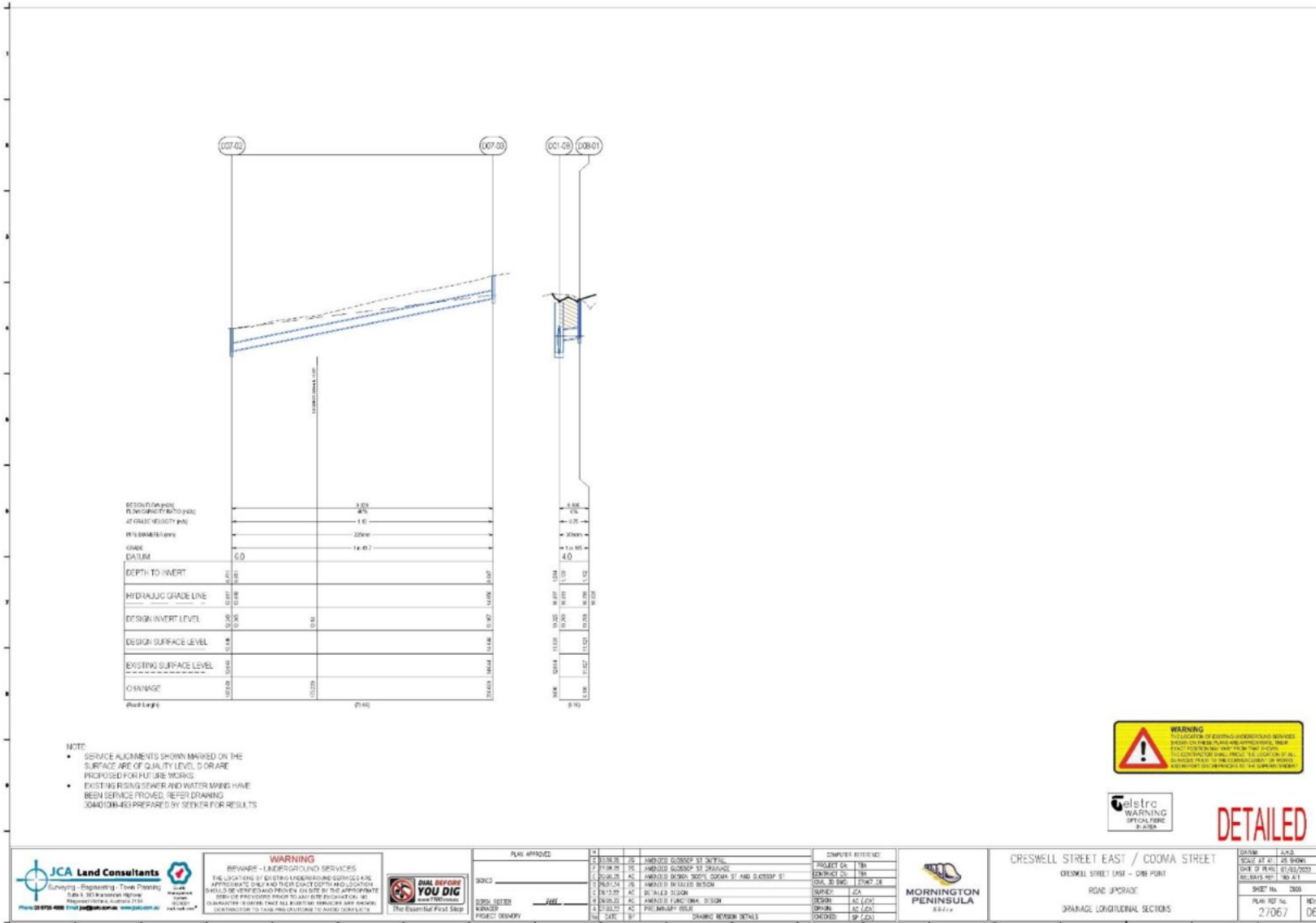
PLAN APPROVED	23/08/20	AMENDED CRESWELL ST DRAINAGE	COMPILED BY/REVISED	PROJECT NO.	181
DATE	23/08/20	AMENDED CRESWELL ST DRAINAGE	PROJECT NO.	181	
DATE	23/08/20	AMENDED CRESWELL ST AND COOMA ST	CONTRACT NO.	181	
DATE	23/08/20	AMENDED CRESWELL ST AND COOMA ST	DATE OF ISSUE	12/06/20	
DATE	23/08/20	AMENDED CRESWELL ST AND COOMA ST	CHECKED	AS	
DATE	23/08/20	AMENDED CRESWELL ST AND COOMA ST	DESIGN	AS	
DATE	23/08/20	AMENDED CRESWELL ST AND COOMA ST	DRAWN	AS	
DATE	23/08/20	AMENDED CRESWELL ST AND COOMA ST	CHECKED	SP	



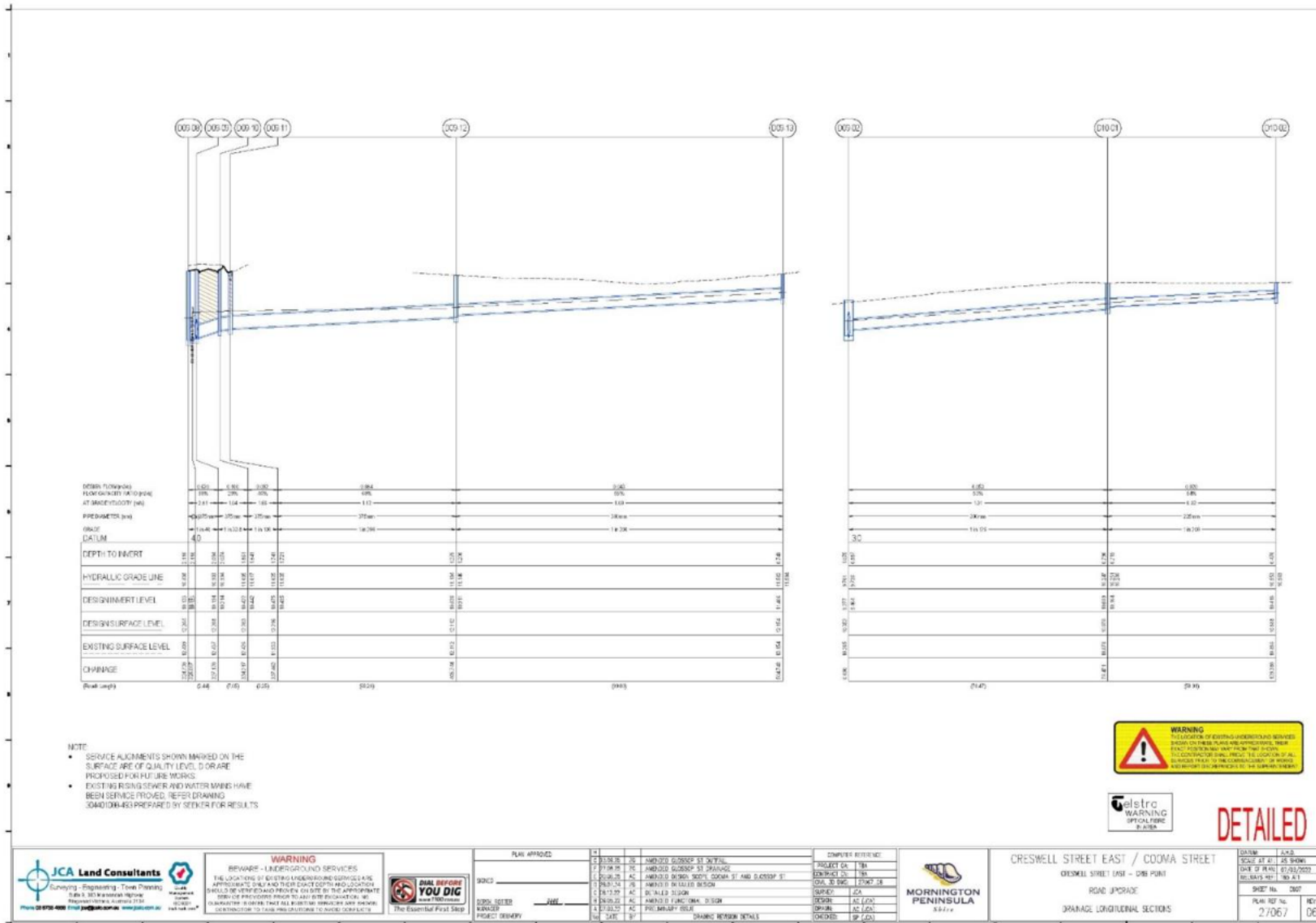
CRESWELL STREET EAST / COOMA STREET  
 CRESWELL STREET EAST - CRIB POINT  
 ROAD UPGRADE  
 DRAINAGE LONGITUDINAL SECTIONS

DATE: 12/06/20  
 SCALE: AS SHOWN  
 SHEET NO: 2/067  
 REV: D6



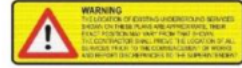






**NOTE:**

- SERVICE ALIGNMENTS SHOWN MARKED ON THE SURFACE ARE OF QUALITY LEVEL D OR ARE PROPOSED FOR FUTURE WORKS.
- EXISTING RISING SEWER AND WATER MAINS HAVE BEEN SERVICE PROVIDED. REFER DRAWING 304410M-453 PREPARED BY SEEKER FOR RESULTS.



**DETAILED**

**JCA Land Consultants**  
 Surveying • Engineering • Town Planning  
 Suite 6, 301 Macarthur Highway  
 Penrith NSW 2150  
 Phone: 02 9739 4000 Fax: 02 9739 4001 www.jca.com.au

**WARNING**  
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**YOU DIG**  
 The Essential First Step

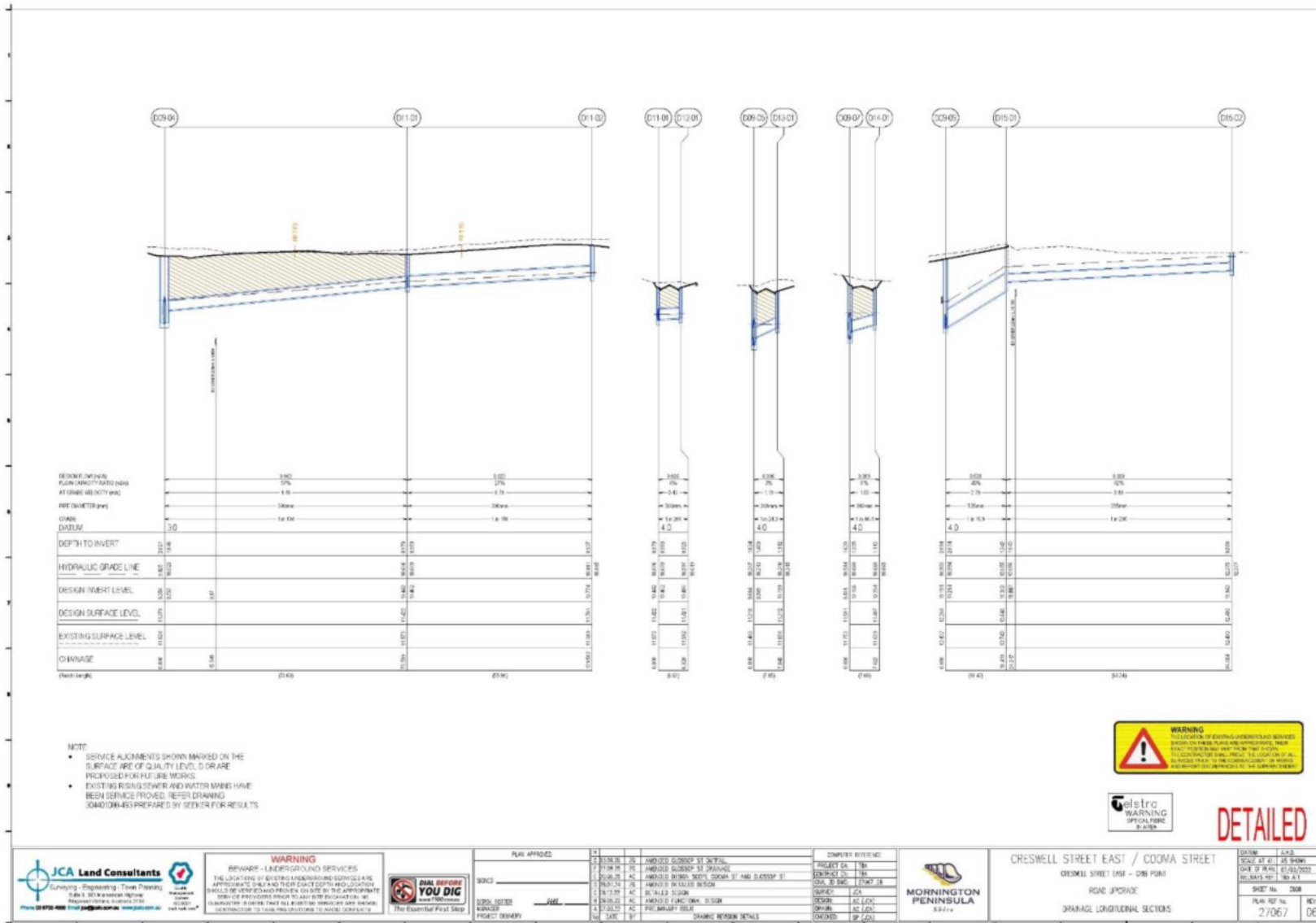
PLAN APPROVED	NO	DATE	BY
1	23/08/20	20	AMENDED CRESWELL ST DRAINAGE
2	27/09/20	20	AMENDED CRESWELL ST DRAINAGE
3	02/10/20	20	AMENDED CRESWELL ST AND COOMA ST
4	09/11/20	20	AMENDED IN LATER DESIGN
5	04/12/20	20	IN LATER DESIGN
6	26/02/21	21	AMENDED LAYOUT DESIGN
7	07/03/21	21	FINAL DESIGN

**MORNINGTON PENINSULA**  
 ENGINEERING  
 PROJECT: CRESWELL STREET EAST - CRIB POINT  
 CONTRACT NO: 181  
 DATE OF ISSUE: 12/06/20  
 DRAWN: JAC/JAC  
 CHECKED: JAC/JAC

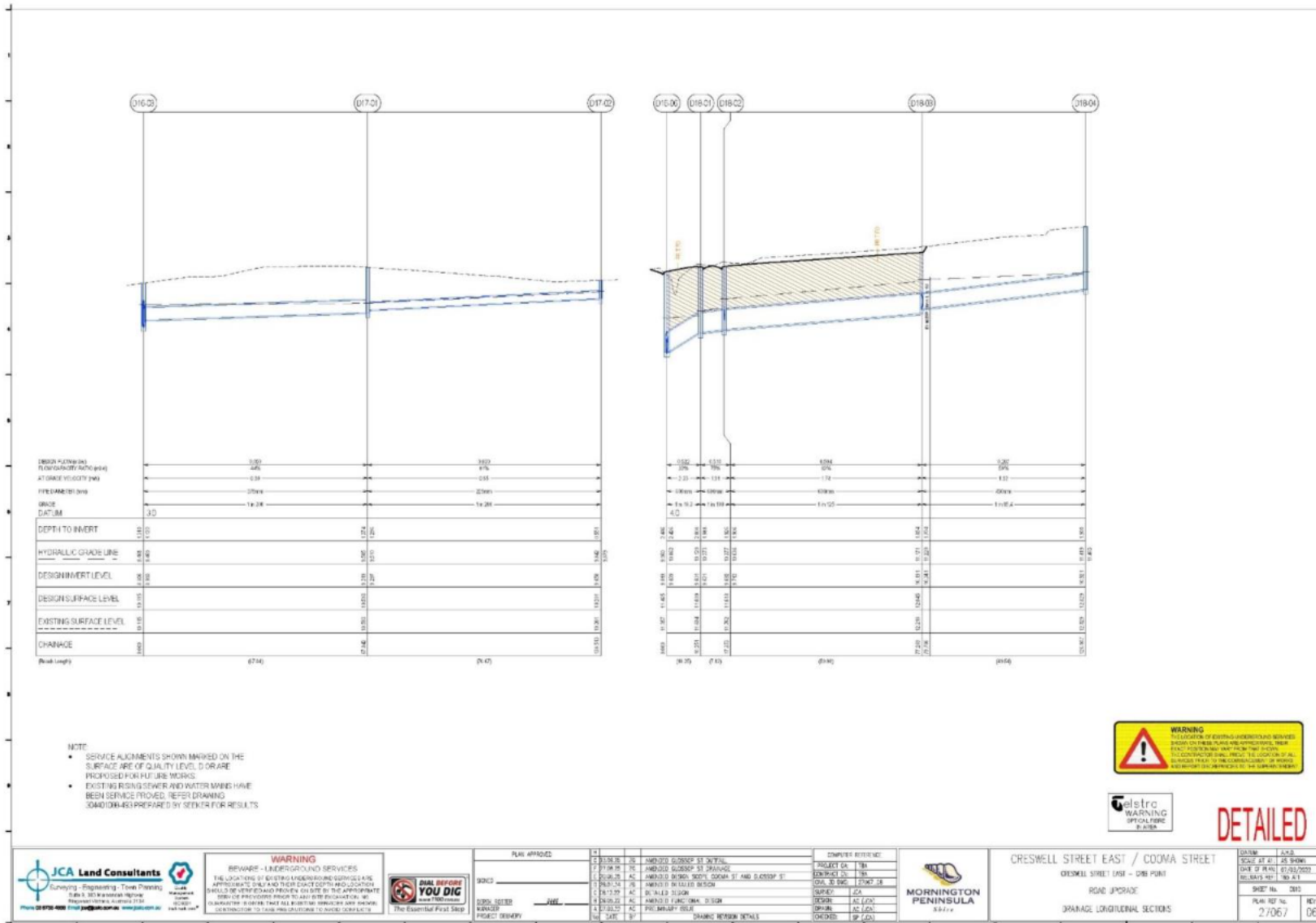
**CRESWELL STREET EAST / COOMA STREET**  
 CRESWELL STREET EAST - CRIB POINT  
 ROAD UPGRADE  
 DRAINAGE LONGITUDINAL SECTIONS

DATE	NO	BY
12/06/20	1	JAC
07/03/21	7	JAC
09/11/20	4	JAC

SCALE AT 41: AS SHOWN  
 SHEET NO: 067  
 PLAN REF NO: 2/7067  
 REV: D6









LINE	TYPE	DESCRIPTION	MATERIAL	INLET		OUTLET		SLOPE	LENGTH	ELEVATION	REMARKS
				DIAM.	DEPTH	DIAM.	DEPTH				
29-01	CV	5407-2-00	07575-000	24	6.9	24.75	6.40	0.00	1.25	10.85	1.25
29-02	J	5407-1-00	07575-000	24	6.9	24.75	6.52	0.00	1.25	10.77	1.25
29-03	GP	5407-2-00	07575-000	24	6.9	24.75	6.57	0.00	1.25	10.71	1.44
29-04	GP	5407-1-00	07575-000	24	6.9	24.75	6.58	0.00	1.25	10.77	1.58
29-05	GP	5407-0-00	07575-000	24	6.9	24.75	6.75	0.00	1.25	11.05	1.56
29-06	GP	5407-0-00	07575-000	24	6.9	24.75	6.87	0.00	1.25	11.22	1.38
29-07	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-08	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-09	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-10	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-11	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-12	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-13	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-14	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-15	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-16	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-17	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-18	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-19	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-20	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-21	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-22	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-23	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-24	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-25	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-26	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-27	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-28	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-29	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-30	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-31	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-32	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-33	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-34	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-35	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-36	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-37	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-38	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-39	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-40	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-41	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-42	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-43	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-44	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-45	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-46	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-47	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-48	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-49	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-50	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38

LINE	TYPE	DESCRIPTION	MATERIAL	INLET		OUTLET		SLOPE	LENGTH	ELEVATION	REMARKS
				DIAM.	DEPTH	DIAM.	DEPTH				
29-51	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-52	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-53	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-54	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-55	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-56	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-57	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-58	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-59	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-60	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-61	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-62	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-63	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-64	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-65	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-66	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-67	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-68	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-69	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-70	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-71	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-72	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-73	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-74	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-75	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-76	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-77	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-78	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-79	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38
29-80	GP	5407-0-00	07575-000	24	6.9	24.75	6.78	0.00	1.25	11.10	1.38

SEE 6-07 ELEVATION  
CHECK ELEVATION, SEE TYPICAL  
OF "L" AND "R"  
FOR DETAILS  
OF "CATCHER"



**DETAILED**

**JCA Land Consultants**  
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**WARNING - UNDERGROUND SERVICES**  
BEFORE EXCAVATION OF ANY UNDERGROUND SERVICES, THE LOCATION OF EXISTING UNDERGROUND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE. BEFORE EXCAVATION BEGINS, VERIFY THE LOCATION OF ALL SERVICES BY USE OF THE CAREFREE METHOD. NO REPAIRS DISBURSED TO THE COMPANY'S CREDIT.

**DIAL BEFORE YOU DIG**  
The Essential First Step

PLAN APPROVED	DATE	DESCRIPTION
01	03/18/20	AMENDED CLASSIFICATION
02	07/26/20	AMENDED CLASSIFICATION
03	08/05/20	AMENDED CLASSIFICATION
04	08/24/20	AMENDED CLASSIFICATION
05	09/02/20	AMENDED CLASSIFICATION
06	09/10/20	AMENDED CLASSIFICATION
07	09/18/20	AMENDED CLASSIFICATION
08	09/26/20	AMENDED CLASSIFICATION
09	10/04/20	AMENDED CLASSIFICATION
10	10/12/20	AMENDED CLASSIFICATION
11	10/20/20	AMENDED CLASSIFICATION
12	10/28/20	AMENDED CLASSIFICATION
13	11/05/20	AMENDED CLASSIFICATION
14	11/13/20	AMENDED CLASSIFICATION
15	11/21/20	AMENDED CLASSIFICATION
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## 7. APPENDIX 2: ESTIMATED DEVELOPMENT INFRASTRUCTURE LEVY CALCULATION

DCP Parcel Number ID	Total Parcel Area (m2)	Estimated DIL Total Charge per Parcel
1	1,622.50	\$62,595
2	1,595.80	\$61,565
3	1,631.45	\$62,941
4	1,617.89	\$62,418
5	1,622.18	\$62,583
6	1,623.45	\$62,632
7	1,611.99	\$62,190
8	1,627.49	\$62,788
9	1,624.90	\$62,688
10	1,630.94	\$62,921
11	1,618.88	\$62,456
12	1,614.27	\$62,278
13	1,623.05	\$62,617
14	1,626.17	\$62,737
15	1,611.37	\$62,166
16	1,611.08	\$62,155
17	1,626.53	\$62,751
18	3,278.12	\$126,469
19	1,248.75	\$48,176
20	1,249.39	\$48,201
21	1,246.33	\$48,083
22	1,288.29	\$49,702
23	1,257.40	\$48,510
24	1,235.05	\$47,648
25	1,226.31	\$47,311
26	1,224.63	\$47,246
27	1,230.71	\$47,480
28	1,220.87	\$47,101
29	1,221.91	\$47,141
30	1,229.25	\$47,424
31	1,234.18	\$47,614
32	1,225.90	\$47,295
33	1,228.74	\$47,404
34	1,211.43	\$46,737
35	1,233.26	\$47,579
36	2,451.21	\$94,567

DCP Parcel Number ID	Total Parcel Area (m2)	Estimated DIL Total Charge per Parcel
37	3,747.40	\$144,573
38	1,229.74	\$47,443
39	1,210.69	\$46,708
40	1,231.13	\$47,497
41	1,224.43	\$47,238
42	1,269.37	\$48,972
43	1,361.14	\$52,512
44	1,441.20	\$55,601
45	1,526.81	\$58,904
46	1,623.31	\$62,627
47	962.47	\$37,132
48	1,053.45	\$40,642
49	1,284.55	\$49,557
50	1,144.03	\$44,136
51	1,148.26	\$44,299
52	3,220.79	\$124,257
53	4,861.83	\$187,568
54	1,615.59	\$62,329
55	1,616.28	\$62,355
56	1,623.53	\$62,635
57	1,626.26	\$62,741
58	1,617.00	\$62,383
59	1,623.00	\$62,615
60	1,617.16	\$62,389
61	1,620.89	\$62,533
62	1,621.16	\$62,544
63	1,612.94	\$62,227
64	1,611.51	\$62,171
65	705.60	\$27,222
66	913.48	\$35,242
<b>TOTAL</b>	<b>103,246.67</b>	<b>\$3,983,219</b>