

Creswell Street East, Crib Point

Development Contribution Plans

Mornington Peninsula Shire Council

April 2026

An abstract geometric design featuring a series of intersecting grey lines that create a mesh-like pattern. Three specific line segments are highlighted in a vibrant orange color: one near the top left, one near the top right, and one near the bottom center. The word 'mesh' is written in a large, lowercase, orange sans-serif font in the bottom left corner.

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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

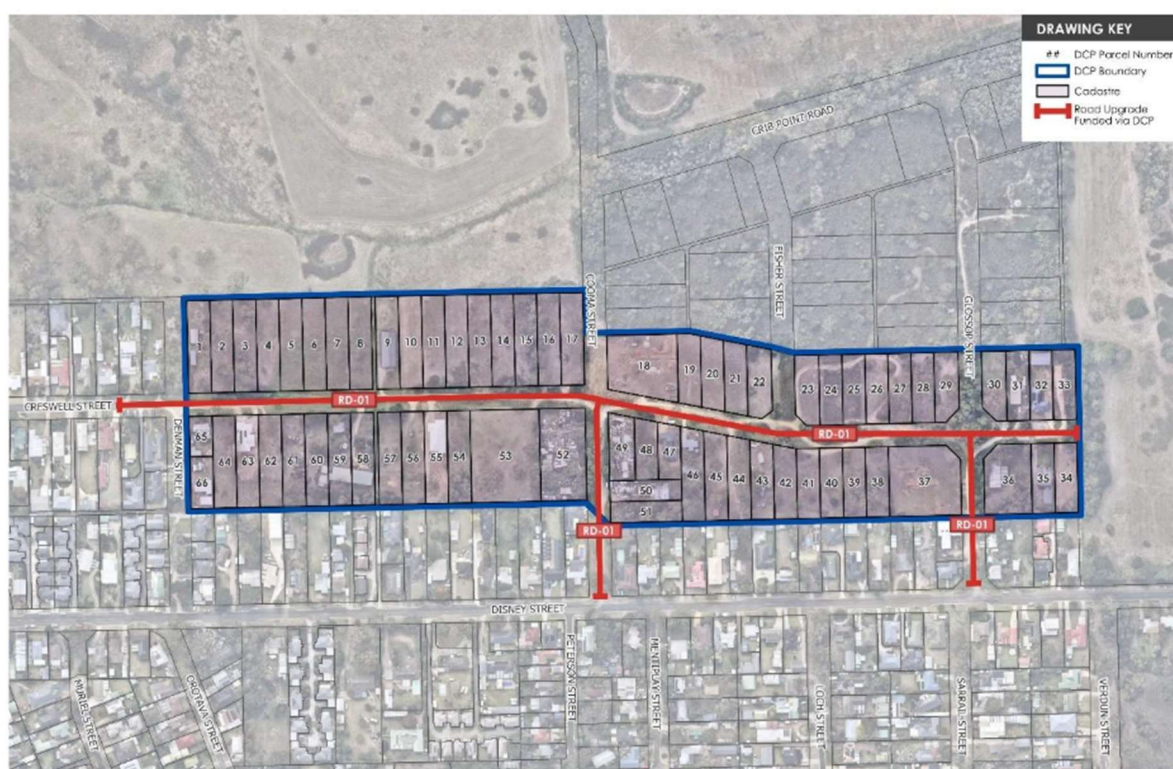


Table 1: Summary of Charges

Project Type	Total Project Cost	Total Cost to Charge Area	Per m2 Rate
ROADS & DRAINAGE	\$4,880,155	\$3,416,109	\$33.09
FINANCE	\$520,428	\$364,300	\$3.53
PLANNING	\$319,240	\$223,468	\$2.16
TOTAL	\$5,719,823	\$4,003,876	\$38.78

2. PART TWO – INTRODUCTION

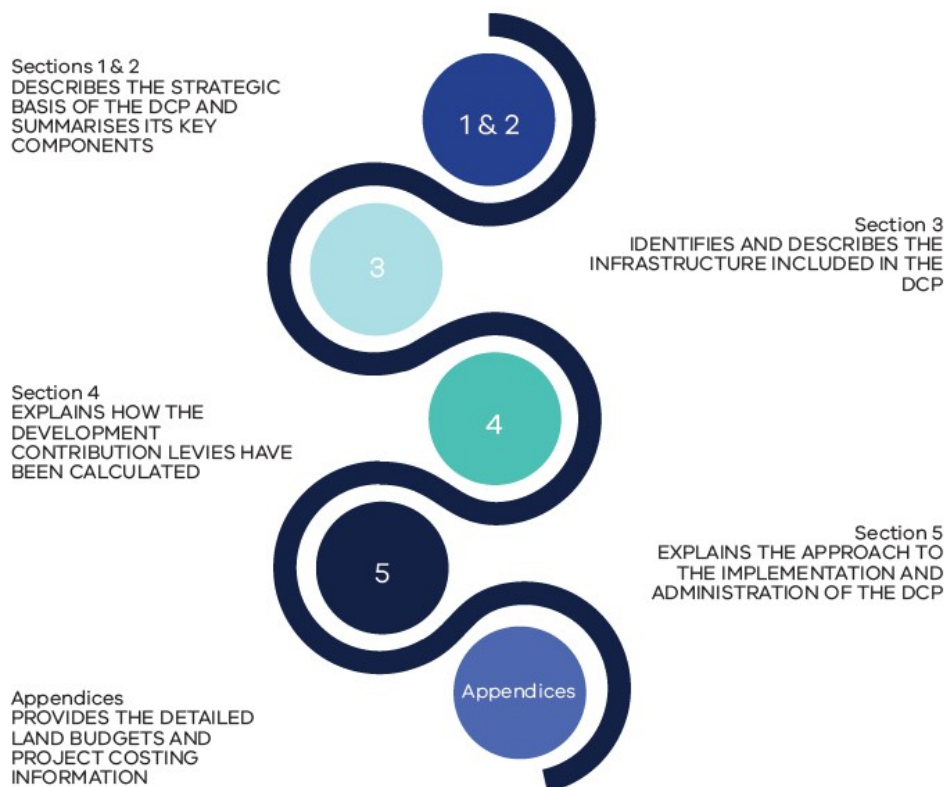
The DCP delivers the upgrade of Creswell Street from the existing pavement to the eastern edge of the DCP area; and Cooma Street and Glossop Street between Creswell Street to Disney Street which is required to provide the necessary access and drainage infrastructure to support the urban development of 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 (2026)

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, April, 2026).

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 generally 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 however the road has been designed to retain two Gippsland Manna Gums within the Cooma Street road reserve adjacent to 90 and 92 Disney Street. 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.

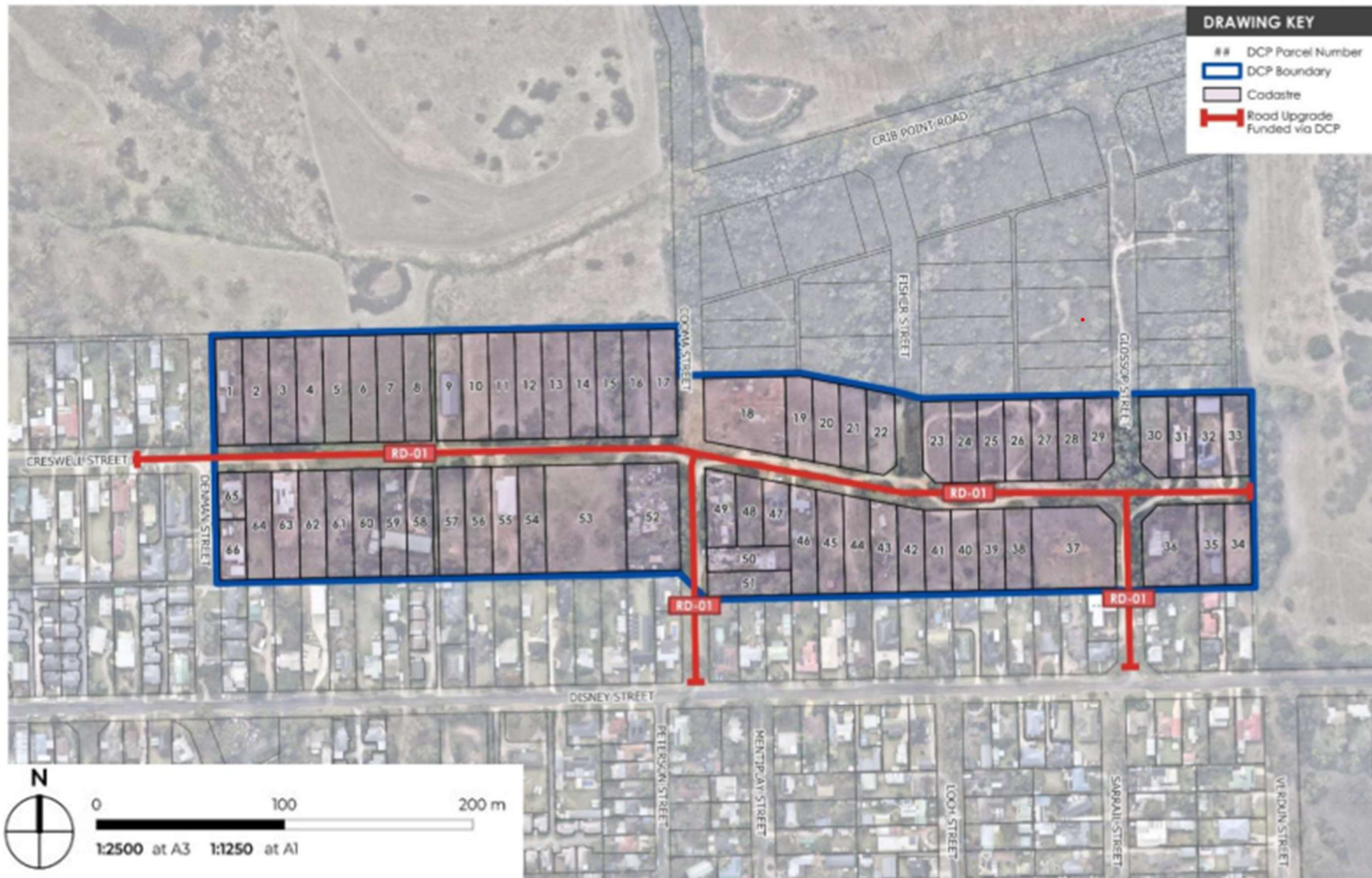
Figure 3 spatially depicts the location and extent of the infrastructure project included in the DCP.

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 650m², 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 m² 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
TOTAL	103,246.67

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 generally include 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 April 2026 dollars.

Harlock Consulting (2026) 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 ²	Contribution per m ² 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 and it has been designed to retain the two Gippsland Manna Gums within the Cooma Street road reserve adjacent to 90 and 92 Disney Street.	\$0	\$4,880,155	\$4,880,155	30%	\$3,416,109	Residential	103,246.67	\$33.09
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
TOTAL		\$0	\$5,719,823	\$5,719,823		\$4,003,876			\$38.78

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	\$4,880,155	\$3,416,109	\$33.09
FINANCE	\$520,428	\$364,300	\$3.53
PLANNING	\$319,240	\$223,468	\$2.16
TOTAL	\$5,719,823	\$4,003,876	\$38.78

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 (m²) 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 (m²) 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 (m²) 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 (m²) 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 April 2026 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	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries). 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.	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

Project: Cresswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Cresswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	PART A - ROAD AND DRAINAGE (PRINCIPAL CONTRACT)								
	QUALITY SYSTEM	0.19%		1	item	10,000.00	10,000		10,000
	Plan, develop and maintain a documented Quality System specific to this project and in accordance with the contract specification.								
	ENVIRONMENTAL MANAGEMENT PLAN	0.19%		1	item	10,000.00	10,000		10,000
	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.								
	SITE PREPARATION/TRAFFIC CONTROL								
	Erection and maintenance of warning signs, lights and barriers and traffic control.	2.83%		1	item	150,000.00	150,000		150,000
	Establishment of site facilities including accommodation and toilet.	1.89%		1	item	100,000.00	100,000		100,000
	REMOVAL OF TREES								
	Supply all materials, plant and labour to fell, grub and remove from site individual trees as indicated on plans.								
	Trees 500mm dia. and above.	0.65%		39	no.	875.00	34,125		34,125
	DEMOLITION								
	Supply all plant, labour and materials to break out and remove from site, the following:								
	Concrete Kerb	0.03%		36	lin.m	42.50	1,530		1,530
	Drainage Pipes	0.08%		74	lin.m	52.50	3,885		3,885
	Drainage Pits	0.01%		1	No	525.00	525		525
	Headwalls	0.01%		1	No	325.00	325		325

Elemental Summary

Project: Cresswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Cresswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Concrete Vehicle Crossing	0.15%		180	sq.m	42.50	7,650		7,650
	EARTHWORKS								
	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	1.87%		3,668	cu.m.	27.00	99,036		99,036
	Fill	1.20%		1,981	cu.m.	32.00	63,392		63,392
	Dispose	1.35%		1,687	cu.m.	42.50	71,698		71,698
	<i>Note that earthworks volumes assume cut from road reserve can be reused in nature strip fills. All volumes are solid.</i>								
	FLEXIBLE ROAD PAVEMENT								
	Construction of flexible road pavement including supply of all materials, plant and labour, all as specified.								
	Preparation of Subgrade	0.53%		6,613	sq.m.	4.25	28,105		28,105
	Final trim, moisture condition and compact existing subgrade materials, as found, to a minimum depth of 150mm.								
	Sub-base Course	4.67%		6,613	sq.m.	37.50	247,988		247,988
	250mm compacted depth of 20mm fine crushed rock (Class 3), including section under kerb and channel (compacted in 2 125mm thick layers).								
	Base Course	2.49%		5,070	sq.m.	26.00	131,820		131,820
	150mm compacted depth of 20mm fine crushed rock (Class 2), including preparation for sealing.								
	Primer Seal	1.05%		5,070	sq.m.	11.00	55,770		55,770
	Primer seal (SP1000 or equivalent) using 10mm basaltic aggregate, all as specified.								

Elemental Summary

Project: Cresswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Cresswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Wearing Course	3.49%		5,070	sq.m.	36.50	185,055		185,055
	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.								
	CONCRETE WORKS								
	All concrete works to be 32MPA								
	Supply all materials, plant and labour and construct the following concrete works all to Mornington Peninsula Shire standard plans and specifications.								
	ROLLOVER KERB AND CHANNEL	4.69%		2,073	lin.m.	120.00	248,760		248,760
	Concrete rollover kerb and channel to Mornington Peninsula Shire standard MP101 including bedding, all as specified.								
	CONCRETE VEHICLE CROSSINGS	0.12%		30	sq.m.	200.00	6,000		6,000
	Reinforced concrete vehicle crossings 150mm thick as detailed to Mornington Peninsula Shire standard MP302 and MP303, including bedding, all as specified.								
	OPEN INVERT CHANNEL								
	Concrete open invert channel to Mornington Peninsula Shire standard MP104 including bedding, all as specified	0.08%		23	m	175.00	4,025		4,025
	CONCRETE EDGE STRIP								
	Concrete edge strip to Mornington Peninsula Shire standard MP104 including bedding, all as specified	0.02%		6	m	120.00	720		720
	RAISED REINFORCED CONCRETE SECTION (DISNEY COOMA CONNECTION)								
	Reinforced, raised concrete commercial/industrial vehicle crossing 170mm thick as detailed to Mornington Peninsula standard MP302 and MP303, including bedding, all as specified	0.87%		210	m2	220.00	46,200		46,200

Elemental Summary

Project: Creswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Creswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	DRAINAGE								
	SUBSOIL DRAINAGE (CORRUGATED)	1.82%		2,073	lin.m.	46.50	96,395		96,395
	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 on plan no.....								
	OPEN CHANNEL SWALE	0.16%		80	lin.m.	105.00	8,400		8,400
	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'.								
	DRAINAGE PIPES (FCR backfill)								
	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.	0.91%		133	lin.m.	360.00	47,880		47,880
	375mm dia. (class 4) rubber ring jointed.	0.07%		7	lin.m.	470.00	3,290		3,290
	450mm dia. (class 4) rubber ring jointed.	0.77%		71	lin.m.	570.00	40,470		40,470
	600mm dia. (class 4) rubber ring jointed.	1.15%		84	lin.m.	725.00	60,900		60,900
	Double 675mm dia. (class 4) rubber ring jointed.	2.67%		101	lin.m.	1,400.00	141,400		141,400
	750mm dia. (class 4) rubber ring jointed.	4.92%		275	lin.m.	950.00	261,250		261,250
	Double 750mm dia. (class 4) rubber ring jointed.	5.86%		183	lin.m.	1,700.00	311,100		311,100
	DRAINAGE PIPES (Select backfill)								
	Supply, excavate, bed, lay, joint and backfill the following reinforced concrete drainage pipes:								
	225mm dia. (class 2) rubber ring jointed.	1.63%		384	lin.m.	225.00	86,400		86,400

Elemental Summary

Project: Creswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Creswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	300mm dia. (class 2) rubber ring jointed.	1.42%		251	lin.m.	300.00	75,300		75,300
	Double 300mm dia. (class 2) rubber ring jointed.	1.68%		170	lin.m.	525.00	89,250		89,250
	375mm dia. (class 2) rubber ring jointed.	1.47%		208	lin.m.	375.00	78,000		78,000
	Double 375mm dia. (class 2) rubber ring jointed.	0.04%		3	lin.m.	625.00	1,875		1,875
	450mm dia. (class 2) rubber ring jointed.	2.33%		274	lin.m.	450.00	123,300		123,300
	Double 525mm dia. (class 2) rubber ring jointed.	0.40%		20	lin.m.	1,050.00	21,000		21,000
	600mm dia. (class 2) rubber ring jointed.	0.59%		50	lin.m.	625.00	31,250		31,250
	Double 675mm dia. (class 2) rubber ring jointed.	0.76%		34	lin.m.	1,175.00	39,950		39,950
	750mm dia. (class 2) rubber ring jointed.	2.49%		160	lin.m.	825.00	132,000		132,000
	Double 750mm dia. (class 2) rubber ring jointed.	4.36%		157	lin.m.	1,475.00	231,575		231,575
	DRAINAGE PITS								
	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.								
	SIDE ENTRY PITS - TYPE 2								
	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, D19-01, D19-02 and D20-01)	0.71%		12	no.	3,100.00	37,200		37,200
	1.5 to 2.0m deep. (Pit D09-10)	0.07%		1	no.	3,600.00	3,600		3,600
	Construct concrete side entry pits 900mm x 900mm (I.D.) to Mornington Peninsula Shire standard MP203 including supply and placing of gratings where required.								

Elemental Summary

Project: Cresswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Cresswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	HAUNCHED SIDE ENTRY PITS - TYPE 2								
	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)	0.30%		5	no.	3,100.00	15,500		15,500
	1050mm x 900mm haunched to D.o.T standard SD1023 (Pits D09-05, D09-06, D09-07 and D09-08)	0.26%		4	no.	3,350.00	13,400		13,400
	1050mm x 1050mm haunched to D.o.T standard SD1023 (Pits D01-09 and D01-10)	0.14%		2	no.	3,600.00	7,200		7,200
	2100mm x 1050mm haunched to D.o.T standard SD1023 (Pits D16-05)	0.09%		1	no.	4,600.00	4,600		4,600
	2400mm x 900mm haunched to D.o.T standard SD1023 (Pit D09-03)	0.12%		1	no.	6,200.00	6,200		6,200
	2400mm x 1050mm haunched to D.o.T standard SD1023 (Pit D09-04)	0.13%		1	no.	6,700.00	6,700		6,700
	GRADED PITS								
	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.	2,100.00	4,200		4,200
	HAUNCHED GRADED PITS								
	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)	0.68%		5	no.	7,200.00	36,000		36,000
	2400mm x 2400mm haunched to D.o.T standard SD1023 (Pit D01-04)	0.19%		1	no.	10,000.00	10,000		10,000

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Elemental Summary

Project: Cresswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Cresswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	JUNCTION PITS								
	Construct concrete junction pit 900mm x 600mm (I.D.) to Mornington Peninsula Shire standard MP211.								
	Up to 1.5m deep. (Pits D20-02, D@0-03 and D21-01)	0.12%		3	no.	2,100.00	6,300		6,300
	1.5 to 2m deep (Pit D09-11)	0.05%		1	no.	2,350.00	2,350		2,350
	HAUNCHED JUNCTION PITS								
	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.	3,100.00	3,100		3,100
	1200mm x 1050mm haunched to D.o.T standard SD1023 (Pit D16-02)	0.07%		1	no.	3,350.00	3,350		3,350
	2100mm x 900mm haunched to D.o.T standard SD1023 (Pits D16-04)	0.09%		1	no.	4,600.00	4,600		4,600
	2400mm x 900mm haunched to D.o.T standard SD1023 (Pits D01-02 and D09-02)	0.26%		2	no.	6,750.00	13,500		13,500
	GRATED JUNCTION PITS								
	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 D02-04, D07-02, D07-03, D09-13, D17-02, D18-06 and D18-07)	0.28%		7	no.	2,100.00	14,700		14,700
	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)	0.40%		10	no.	2,100.00	21,000		21,000
	1.5 to 2.0m deep. (Pit D18-05)	0.05%		1	no.	2,600.00	2,600		2,600

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Elemental Summary

Project: Creswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Creswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	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.	2,600.00	2,600		2,600
	PRECAST CONCRETE ENDWALLS								
	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.	4,100.00	4,100		4,100
	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.	6,200.00	6,200		6,200
	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.	7,250.00	7,250		7,250
	PROPERTY DRAINAGE								
	HOUSE DRAIN CONNECTIONS - NEW								
	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.	525.00	3,675		3,675
	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.	0.24%		24	no.	525.00	12,600		12,600
	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.	0.38%		19	no.	1,050.00	19,950		19,950

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Elemental Summary

Project: Creswell Street Crib Point				Details: Revised Estimate April 2026					
Building: 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 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.	1,050.00	4,200		4,200
	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	0.22%		7	no.	1,600.00	11,200		11,200
	HOUSE DRAIN CONNECTIONS - NEW (OUTSIDE DCP)								
	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.	0.68%		28	no.	1,275.00	35,700		35,700
	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.	1,275.00	7,650		7,650
	LANDSCAPING								
	PREPARATION OF NATURE STRIPS	1.13%		6,000	sq.m.	10.00	60,000		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.								
	FILL EXISTING OPEN SWALE DRAIN - COOMA STREET	0.13%		80	lin.m	85.00	6,800		6,800

Elemental Summary

Project: Cresswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Cresswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	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'								
	MISCELLANEOUS								
	PERMANENT SURVEY MARKS	0.03%		2	no.	750.00	1,500		1,500
	Supply and set standard permanent survey marks including cast iron covers with identification and surrounds as specified.								
	STREET SIGNS	0.06%		6	no.	525.00	3,150		3,150
	Supply and place street signs as directed including supply and erect G.I. standard.								
	TRAFFIC CONTROL LINES	0.08%		1	item	4,250.00	4,250		4,250
	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.)								
	SERVICES								
	SERVICE CONDUITS								
	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	0.39%		250	lin.m.	82.50	20,625		20,625
	Water	0.39%		250	lin.m.	82.50	20,625		20,625
	MATERIALS TESTING								
	Supply test results, from a NATA accredited laboratory, to demonstrate compliance with the Mornington Peninsula Shire Specification.								

Elemental Summary

Project: Creswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Creswell 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	825.00	2,475		2,475
	Compaction Test in accordance with AS1289.5.2.1 (Modified Compactive Effort, 6 lot test).	0.14%		9	ea	825.00	7,425		7,425
	7,14,28 Day Compressive Strength in accordance with AS1012.9.	0.06%		6	ea	525.00	3,150		3,150
	CCTV INSPECTION REPORT	0.19%		1	item	10,000.00	10,000		10,000
	Supply a CCTV inspection report for newly installed piped drainage in accordance with the WSAA 05-2020 (prior to laying the wearing course).								
	AS CONSTRUCTED SURVEY - R&D	0.10%		1	item	5,000.00	5,000		5,000
	Contractor to supply an as constructed survey file of built road and drainage assets in accordance with Mornington Peninsula Shire requirements.								
	PART B - WATER SUPPLY MAIN EXTENSION								
	WATER MAINS								
	Excavation, supply, bedding, laying and backfilling, of approved water main in accordance with MRWA Standards (MRWA - W - 201, MRWA - W - 202, MRWA - W - 203)								
	Earth Backfill								
	DN125 PE100	0.54%		246	Lm	115.00	28,290		28,290
	DN50 PE100	0.10%		57	Lm	90.00	5,130		5,130
	Bored								
	DN125 PE100	0.61%		61	Lm	525.00	32,025		32,025
	FITTINGS								
	Supply and placement of the following fittings:								
	100mm Hydrant direct (connecting to PE pipe)	0.26%		9	No	1,500.00	13,500		13,500
	100mm dia valve (connecting to PE pipe)	0.16%		5	No	1,700.00	8,500		8,500

Elemental Summary

Project: Creswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Creswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	50mm flushout (connecting to PE pipe)	0.02%		1	No	1,050.00	1,050		1,050
	PROPERTY SERVICES								
	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	625.00	13,750		13,750
	Off existing main including tapping and fees	2.44%		47	No	2,750.00	129,250		129,250
	REMOVAL AND CONNECTION TO EXISTING MAIN								
	Remove existing washout and replace with hydrant Tee (convert to PE at hydrant flange)	0.06%		1	No	2,850.00	2,850		2,850
	Connect DN125 PE100 to Ex.DN100 PVC Pipe	0.16%		2	No	4,000.00	8,000		8,000
	WATER QUALITY TESTING								
	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		5,000
	Pressure testing at mains	0.05%		1	Item	2,500.00	2,500		2,500
	Testing under pressure (MRWA-W-106)	0.06%		1	Item	3,000.00	3,000		3,000
	"AS CONSTRUCTED" SURVEY	0.10%		1	Item	5,000.00	5,000		5,000

Elemental Summary

Project: Creswell Street Crib Point				Details: Revised Estimate April 2026					
Building: 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.								
	PART C - STREET LIGHTING UPGRADES								
	Luminaire and Bracket	0.20%		14	No	750.00	10,500		10,500
	URD Pole	0.10%		2	No	2,500.00	5,000		5,000
	Conduit and Trenching/Bore including sand backfill and tape	0.69%		154	lin.m	235.00	36,190		36,190
	VESI Pits	0.03%		2	No	750.00	1,500		1,500
	PL Cable	0.21%		172	lin.m	62.50	10,750		10,750
	FOLCB	0.09%		3	No	1,500.00	4,500		4,500
	Project Management / Auditing	0.10%		1	item	5,000.00	5,000		5,000
	PART D - NBN								
	Conduit - P20	0.67%		1,048	lin.m	33.50	35,108		35,108
	Conduit - P50	0.37%		459	lin.m	42.00	19,278		19,278
	Conduit - P100	1.36%		1,202	lin.m	60.00	72,120		72,120
	Service Drop Access Pit - 650 x 280 x 565	0.17%		17	No	525.00	8,925		8,925
	Network Boundary/Local Network Pit (single lid) 700 x 450 x 650	0.23%		18	No	675.00	12,150		12,150
	Distribution/Local Network Connection Pit (dual lid) 1360 x 555 x 650	0.03%		1	No	1,150.00	1,150		1,150
	Distribution/Local Network Connection Pit 1360 x 555 x 860	0.09%		4	No	1,150.00	4,600		4,600
	Project Management / Auditing	0.10%		1	item	5,000.00	5,000		5,000
	PART E - RISING MAIN	3.30%		1	item	175,000.00	175,000		175,000
	SUB-TOTAL	85.24%							4,528,434

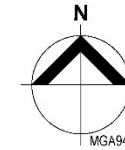
Elemental Summary

Project: Creswell Street Crib Point				Details: Revised Estimate April 2026					
Building: Creswell Street Crib Point									
Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	PART F - PROVISIONALS								
	PROVISIONAL ITEMS								
	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.								
	SERVICE MAIN RELOCATION ALLOWANCE	1.89%		1	item	100,000.00	100,000		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.								
	STRUCTURAL FILL	0.09%		50	cu.m.	90.00	4,500		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.)								
	SUBGRADE IMPROVEMENT (LOCALISED)- Crushed Rock								
	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	0.90%		250	cu.m.	190.00	47,500		47,500
	Class 3 3% cement treated crushed rock	1.09%		250	cu.m.	230.00	57,500		57,500
	SUBGRADE STABILISATION (LARGE AREAS)	2.31%		6,135	sq.m.	20.00	122,700		122,700

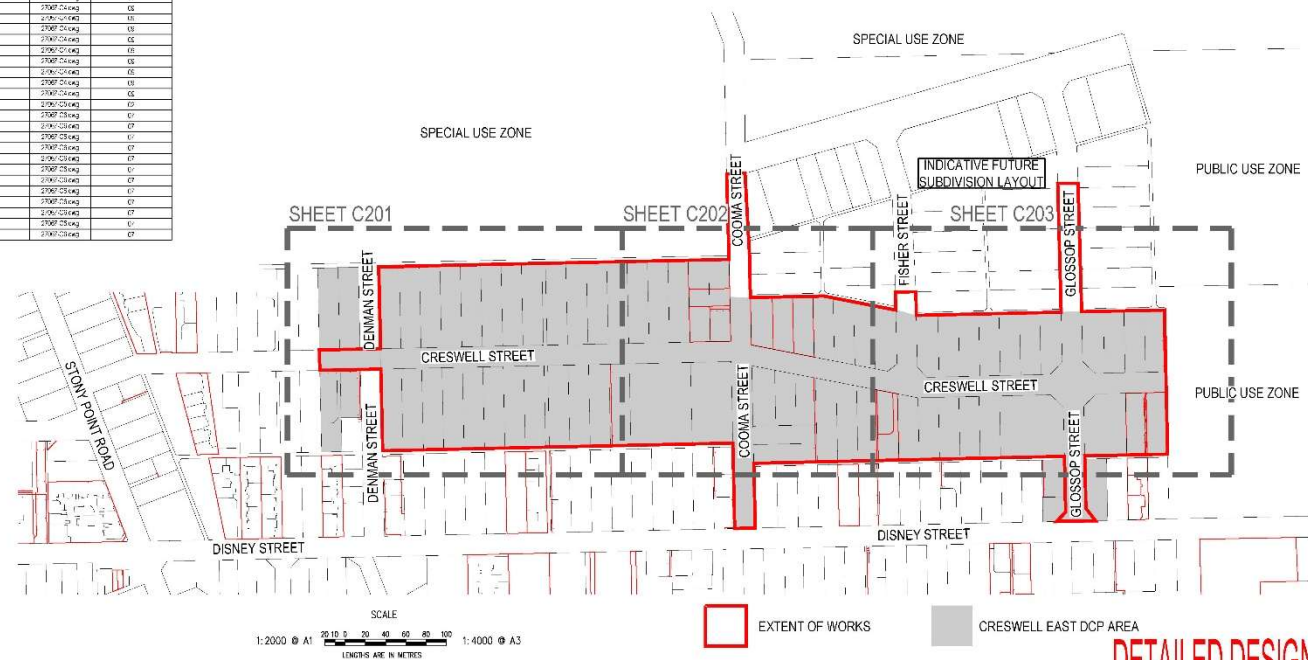
Elemental Summary

Project: Cresswell Street Crib Point						Details: Revised Estimate April 2026			
Building: Creswell 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)								
	DISPOSAL OF CONSTRUCTION AND DEMOLITION WASTE								
	Supply all plant, labour and materials to excavate, cart and dispose of the following contaminated materials:								
	Contaminated Soil - Category A			rate only	t				
	Contaminated Soil - Category B			rate only	t				
	Contaminated Soil - Category C			rate only	t				
	Construction and Demolition Waste			rate only	t				
	<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>								
	CONTINGENCY	8.53%		10%	%				452,843
	Rounding	0.00%							-477
	TOTAL	100.00%							5,313,000
	Exclusions:								
	GST								
	Professional fees including contract administration and supervision costs								
	Cost escalation beyond April 2026								
	Vegetation offsets, if applicable								
		100.00%							5,313,000

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



DRAWING INDEX			
SHEET NO.	TITLE	CAD FILE	VERSION NO.
C201	LOCALITY PLAN AND DRAWING INDEX	2106121.dwg	05
C202	NOTES	2106121.dwg	05
C203	TYPICAL CROSS SECTIONS AND SERVICE OFFSET TABLE	2106121.dwg	05
C204	DETAILED PLAN	2106121.dwg	05
C205	DETAILED PLAN	2106121.dwg	05
C206	DETAILED PLAN	2106121.dwg	05
C207	DETAILED PLAN	2106121.dwg	05
C208	DETAILED PLAN	2106121.dwg	05
C209	DETAILED PLAN	2106121.dwg	05
C210	DETAILED PLAN	2106121.dwg	05
C211	DETAILED PLAN	2106121.dwg	05
C212	DETAILED PLAN	2106121.dwg	05
C213	DETAILED PLAN	2106121.dwg	05
C214	DETAILED PLAN	2106121.dwg	05
C215	DETAILED PLAN	2106121.dwg	05
C216	DETAILED PLAN	2106121.dwg	05
C217	DETAILED PLAN	2106121.dwg	05
C218	DETAILED PLAN	2106121.dwg	05
C219	DETAILED PLAN	2106121.dwg	05
C220	DETAILED PLAN	2106121.dwg	05
C221	DETAILED PLAN	2106121.dwg	05
C222	DETAILED PLAN	2106121.dwg	05
C223	DETAILED PLAN	2106121.dwg	05
C224	DETAILED PLAN	2106121.dwg	05
C225	DETAILED PLAN	2106121.dwg	05
C226	DETAILED PLAN	2106121.dwg	05
C227	DETAILED PLAN	2106121.dwg	05
C228	DETAILED PLAN	2106121.dwg	05
C229	DETAILED PLAN	2106121.dwg	05
C230	DETAILED PLAN	2106121.dwg	05
C231	DETAILED PLAN	2106121.dwg	05
C232	DETAILED PLAN	2106121.dwg	05



JCA Land Consultants
Surveying - Engineering - Town Planning
Units 9 & 100, Moorabbin, Victoria 3170
Phone 03 9750 4800 Email jca@jca.com.au www.jca.com.au

WARNING

BEWARE - UNDERGROUND SERVICES
THIS DRAWING IS A PRELIMINARY DESIGN AND APPROXIMATE ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE APPROVAL OF THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING SERVICES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THE PROJECT.

DIAL BEFORE YOU DIG
The Essential First Step

PLAN APPROVED

1	05.03.20	AC	COOMA STREET CONCRETE PAVEMENT
2	05.03.20	AC	COOMA STREET CONCRETE PAVEMENT
3	05.03.20	AC	AMENDED GLOSSOP ST. OUTFALL
4	05.03.20	AC	AMENDED GLOSSOP ST. DRAINAGE
5	05.03.20	AC	AMENDED DISNEY STREET COOMA ST
6	05.03.20	AC	AMENDED DESIGN SCOPED COOMA ST AND GLOSSOP ST
7	05.03.20	AC	AMENDED DETAILED DESIGN
8	05.03.22	AC	DETAILED DESIGN

DATE: 05.03.22 BY: [Signature]

COMPUTER REFERENCE

PROJECT OR: TBN
CONTRACT OR: TBN
DRAWING NO: 2106121
SURVEY: JCA
DESIGN: JCA (JCA)
DRAWING: JCA (JCA)
CHECKED: SP (JCA)

MORNINGTON PENINSULA Shire

CRESWELL STREET EAST / COOMA STREET
CRESWELL STREET EAST - CRIB POINT
ROAD UPGRADE
LOCALITY PLAN AND DRAWING INDEX

SCALE: A1: 1:2000
SCALE AT A1: AS SHOWN
DATE OF PLAN: 07/03/2022
REVISIONS: 1: 105.411

SHEET No: C10
PLAN REF No: 21061
REV: 08

- 1 ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS2024-1992 GENERAL CONDITIONS OF CONTRACT, THE CURRENT MORNINGTON PENINSULA SHIRE SPECIFICATIONS 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.D. 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'.
- 5 THE LOCATION OF EXISTING SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE AND THEIR EXACT LOCATION SHALL BE PROVEN ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORKS. DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT.
- 6 UNDERGROUND GAS, TELESTRIA ELECTRICITY, SEWER & WATER ASSETS EXIST WITHIN THE SCOPE OF THESE WORKS. ANY DAMAGE CAUSED TO EXISTING SERVICES AND ANY COSTS ASSOCIATED WITH REPAIR OR LOSS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 7 UNLESS OTHERWISE SHOWN NO TREES SHALL BE REMOVED OR PRUNED WITHOUT THE PRIOR CONSENT OF THE SUPERINTENDENT. REFER 'PRELIMINARY BIODIVERSITY ASSESSMENT FOR THE PLANNED DEVELOPMENT OF ORESWELL STREET EAST, CRIB POINT, VICTORIA' CONDUCTED BY JORDEN MURDO 2020 FOR FURTHER DETAILED INFORMATION.
- 8 ALL STORMWATER AND CONDUIT TRENCHES UNDER ROAD PAVEMENT AND/OR KERB & CHANNEL AND/OR CONCRETE PAVING SHALL BE BACKFILLED WITH 50mm CLASS 3 F.C.T AS SPECIFIED, AND COMPACTED IN 150mm LAYERS.
- 9 THE CONTRACTOR IS TO ENSURE THAT A MINIMUM OF 300mm OF F.C.T IS PLACED OVER ALL DRAINAGE PIPES UNDER TRAFFICABLE AREAS DURING CONSTRUCTION.
- 10 ALL STORMWATER DRAINAGE PIPES SHALL BE CLASS 'Y' R.C.P. AND RUBBER RING JOINTED UNLESS OTHERWISE SPECIFIED.
- 11 ALL STORMWATER DRAINAGE FITS AND PROPERTY CONNECTIONS etc. ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MORNINGTON PENINSULA SHIRE STANDARD DRAWINGS & SPECIFICATION.
- 12 THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH AND SPILL FROM THE SITE.
- 13 NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT CONSENT FROM THE SUPERINTENDENT.
- 14 EARTHWORKS SHALL BE CARRIED OUT TO DESIGN LEVELS SHOWN ON CONSTRUCTION ISSUE PLANS. CUT BATTERS TO BE 1 IN 3, FILL BATTERS 1 IN 6 UNLESS SHOWN OTHERWISE.
- 15 FILL AREAS GREATER THAN 300mm SHALL BE STRIPPED OF TOP SOIL AND VEGETATION, APPROVED FILL MATERIAL PLACED AND TOPSOILED TO DESIGN FINAL FILL LEVELS AS SHOWN ON CONSTRUCTION ISSUE PLANS.
- 16 FILL MATERIAL TO BE PLACED IN 150mm LAYERS AND COMPACTED TO MINIMUM 95% DRY DENSITY (STANDARD COMPACTION TEST).
- 17 STRUCTURAL FILL MATERIAL IS TO BE APPROVED BY COUNCIL PRIOR TO PLACEMENT. LEVEL 1 GEOTECHNICAL SUPERVISION IS TO BE MAINTAINED TO ASSIST WITH COMPACTION IN 150mm LAYERS AS SPECIFIED.
- 18 ALL FILL, NATURE STRIPS, VERGES, BATTERS AND DISTURBED AREAS SHALL BE TOPSOILED WITH 75mm MINIMUM DEPTH OF APPROVED LOAM AND SOON WITH SEED, ALL AS SPECIFIED.
- 19 EARTHWORKS WITHIN ROAD RESERVES SHALL BE LISTED TO THE REQUIREMENTS AND SATISFACTION OF THE MORNINGTON PENINSULA SHIRE COUNCIL. THE CONTRACTOR SHALL ENGAGE THEIR OWN NATA REGISTERED GEOTECHNICAL ENGINEER TO CARRY OUT TESTS IN ACCORDANCE WITH AST670 AND SHALL SUPPLY TEST RESULTS CONFORMING WITH THE PROJECT SPECIFICATION. FREQUENCY OF TESTS WILL BE PROVIDED IN ACCORDANCE WITH AST670. TEST RESULTS TO BE REVIEWED BY THE MORNINGTON PENINSULA SHIRE COUNCIL, AND IF NECESSARY ADDITIONAL TESTS WILL BE SUPPLIED TO THE SUPERINTENDENT'S SATISFACTION. REFER TO 'TECHNICAL REPORT 201859 ORESWELL ST/1' CONDUCTED BY LE PARDO & ASSOCIATES (12/02/21) FOR FURTHER INFORMATION.
- 20 THE MIX CONCRETE TO HAVE A 28 DAY STRENGTH OF 25MPa UNLESS OTHERWISE NOTED.
- 21 ALL KERBS & CHANNEL TO BE IN ACCORDANCE WITH MORNINGTON PENINSULA SHIRE STANDARD DRAWINGS.
- 22 ALL LAYBACKS & GRAVE CROSSINGS TO BE IN ACCORDANCE WITH MORNINGTON PENINSULA SHIRE STANDARD DRAWINGS.
- 23 UNLESS OTHERWISE SHOWN ALL CHANGES SHOWN ARE TO THE DESIGN CENTRE LINE OF ROAD PAVEMENT.
- 24 ALL KERB RADI SHOWN ARE TO TOP OF KERB IN R7.0.
- 25 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL STOPPING, PLANNING, STOPPING, DEWATERING, BARRICADES, WARNING SIGNS, LIGHTS AND NECESSARY TO KEEP THE WORK SITE SAFE AND TO PROTECT THE PUBLIC FROM THE WORKS.
- 26 ALL UNDERGROUND AND SIGNAGE IS TO BE INSTALLED IN ACCORDANCE WITH AS1742-1 AND AS1742-2 UNLESS OTHERWISE NOTED IS TO BE INSTALLED USING EXTRUDED LONG LIFE THERMOPLASTIC PANEL.
- 27 THE PAVEMENT DEPTH SPECIFIED IS A MINIMUM DEPTH AND MAY BE VARIED BY THE SUPERINTENDENT WHERE DIRECTED SLOTT SPOTS SHALL BE EXCAVATED TO A HARD BASE AND BACKFILLED WITH APPROVED GRANULAR MATERIAL IN 100mm LAYERS.
- 28 THE SUBGRADE 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 AST708 AND AST670 AND SHALL MEET THE FOLLOWING STANDARDS:
- ASPHALT LAYERS < 50mm 84.5% MEAN DENSITY RATIO, 83% CHARACTERISTIC DENSITY RATIO
 - ASPHALT LAYERS > 50mm 86% MEAN DENSITY RATIO, 85% CHARACTERISTIC DENSITY RATIO
 - BASE LAYER 90% MEAN DENSITY RATIO, 88% MEAN DENSITY RATIO
 - SUB BASE LAYER 90% MEAN DENSITY RATIO, 88% MEAN DENSITY RATIO
 - SUB GRADE LAYER 90% MEAN DENSITY RATIO, 88% MEAN DENSITY RATIO
- 29 ALL ROADS USED BY TRUCKS AND CONSTRUCTION EQUIPMENT ARE TO BE KEPT CLEAN AT ALL TIMES TO THE SATISFACTION OF THE SUPERINTENDENT.
- 30 THE CONTRACTOR SHALL ENSURE THAT JUST PRODUCED FROM THE SITE SHALL BE KEPT TO A MINIMUM AND NOT CAUSE A NUISANCE TO ANY THIRD PARTY.
- 31 THE CONTRACTOR IS REQUIRED TO CONTINUE CONSTRUCTION VEHICLES TO THE ROAD RESERVE AND EASEMENTS. ANY DAMAGE CAUSED TO SURROUNDING ADJACENTS OR PROPERTIES MUST BE MADE GOOD.
- 32 UPON THE COMPLETION OF WORKS THE CONTRACTOR IS TO CLEAN UP AND FLUSH ALL DRAINAGE PIPES TO THE SATISFACTION OF THE SUPERINTENDENT.
- 33 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.
- 34 A CCTV INSPECTION REPORT OF CONSTRUCTED DRAINAGE SHALL BE SUBMITTED TO THE SUPERINTENDENT PRIOR TO CONSTRUCTION OF NEARING COURSE (SIGNAL).
- 35 EXISTING SERVICE CONDUITS FOR GAS, WATER AND ELECTRICITY ARE TO BE REFERENCED IN 50mm HIGH LETTERS ON THE FACE OF KERB AND CHANNEL MARKED WITH EITHER 'G', 'W', OR 'E' ACCORDINGLY.
- 36 EXISTING PROPERTY SERVICE TAPPINGS FOR GAS & WATER ARE TO BE LOCATED BY HAND EXCAVATION PRIOR TO THE COMMENCEMENT OF ROAD BORING OUT. ANY DISCREPANCY WITH THE DESIGN MUST BE REPORTED TO THE SUPERINTENDENT.
- 37 ORIGIN ENERGY'S 'RECORDS OF UNDERGROUND MAINS AND PROTECTION OF ASSETS' STATEMENT SHALL BE READ AND COMPLIED WITH DURING THE CONSTRUCTION WORKS. IT IS NOTED THAT THE FOLLOWING MINIMUM CLEARANCES FROM ORIGIN ENERGY'S RETICULATION MAINS AND SERVICES SHOULD BE MAINTAINED:
- 150mm when crossing gas mains with boulders up to 1.50 metres wide.
 - 300mm when crossing gas mains with installations greater than 1.50 metres wide.
 - 500mm when installations are laid parallel to gas mains. (Excluding electrical underground cables).
 - 600mm between all gas mains and existing (SSAs).
 - 300mm between all domestic gas services and parallel electrical underground cables.
 - 100mm between all gas mains and parallel electrical underground cables.
- 38 EXISTING SOUTH EAST WATER ASSETS EXIST WITHIN THE PROPOSED SCOPE OF WORKS, AND THE FOLLOWING CONDITIONS ARE TO BE COMPLIED AND ADHERED WITH:
- WATER**
- Minimum cover required over water mains during construction is 450mm.
 - The minimum that cover over water mains is 450mm (nature strips), 500mm (major roads), 600mm (freeways). The location and depth of water mains is to be proved by hand excavation prior to the commencement of the works where required.
 - 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 channe) 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 finished surface levels.
 - Where there is a requirement to adjust surface fittings, please contact S&W.
- 39 EXISTING TELESTRIA TELECOMMUNICATION ASSETS EXIST WITHIN THE PROPOSED SCOPE OF WORKS. IT IS RECOMMENDED THAT A 'TOLL BEFORE YOU DIG' - Phone 1300 SERVICES ASSET SEARCH BE DONE TO ASCERTAIN THE APPROXIMATE LOCATION & PLANS OF SERVICES PRIOR TO COMMENCEMENT OF WORKS. PLEASE GIVE AT LEAST 2 DAYS NOTICE. TELESTRIA'S SUBSEQUENT 'PLANT LOCATION DETAILS' & 'DUTY OF CARE' STATEMENT IS TO BE READ AND ADHERED TO DURING THE CONSTRUCTION WORKS. FOR FURTHER ON SITE DETAILS PLEASE CONTACT TELESTRIA.
- 40 EXISTING MCGOWAN WATER ASSETS EXIST WITHIN THE PROPOSED SCOPE OF WORKS. IN ACCORDANCE WITH MCGOWAN WATER REQUIREMENTS, THE CONTRACTOR SHALL MAKE A 'WORK PERMIT' APPLICATION TO MW AS NECESSARY AND COMPLY WITH ALL MW WORK CONDITIONS IMPOSED.
- 41 REFER TO NEW DEVELOPMENT APPLICATION AND DRAWINGS 'STC-M002215194' FOR FURTHER INFORMATION REGARDING PROPOSED MAIN ALIGNMENT.
- 42 REFER TO UNITED ENERGY CONTESTABLE WORKS AGREEMENT '50000752-101-DUE-000706' AND UNITED ENERGY DRAWINGS 'UETS/000676' FOR FURTHER INFORMATION REGARDING PROPOSED ELECTRICAL INFRASTRUCTURE.
- 43 REFER TO SOUTH EAST WATER 'DEVELOPMENT DEED CASE NUMBER 41202020 FILE 22099595' FOR AGREEMENT OF PROPOSED DRINKING WATER SERVICES REFER TO JCA LAND CONSULTANTS 'WATER PLAN 27067' FOR PROPOSED ALIGNMENT.



JCA Land Consultants
Surveying - Engineering - Town Planning
Unit 9, 205 Mt Gambier Highway
P.O. Box 1000, Mt Gambier 3501
Phone 08 9720 4800 Email jca@jcaconsultants.com.au www.jcaconsultants.com.au

WARNING
BEWARE - UNDERGROUND SERVICES
TELECOMMUNICATIONS, GAS, WATER AND SEWERAGE SERVICES ARE LOCATED AT APPROXIMATE ONLY AND NOT TO BE TAKEN AS A GUARANTEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION WORKS. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID COLLISIONS.



PLAN APPROVED			
1	06/03/20	AC	COOMA STREET CONCRETE PAVEMENT
2	05/03/20	AC	COOMA STREET CONCRETE PAVEMENT
3	01/09/20	TL	AMENDED CLOSURE ST OUTFALL
4	01/09/20	TL	AMENDED CLOSURE ST DRAINAGE
5	06/03/20	AC	AMENDED DESIGN SCOPED COOMA ST
6	06/03/20	AC	AMENDED DESIGN SCOPED COOMA ST AND CLOSURE ST
7	01/09/20	TL	AMENDED DESIGN SCOPED
8	06/03/22	AC	DETAILED DESIGN
PROJECT DELIVERY			
NO.	DATE	BY	DRAWING REVISION DETAILS

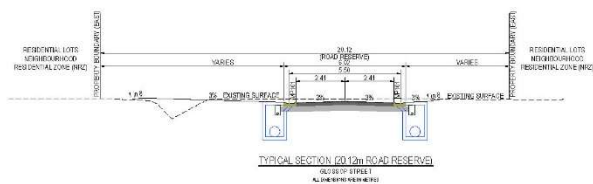
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PROJECT NO.	1706
CONTRACT NO.	1706
DRAWING NO.	22067-01
SHEET NO.	01
DATE	06/03/20
BY	AC
CHECKED	AC
DATE	06/03/20



ORESHELL STREET EAST / COOMA STREET
ORESHELL STREET EAST - CRIB POINT
ROAD UPGRADE
NOTES

SCALE	A4:6
SCALE AT 1:1	AS SHOWN
DATE OF PLAN	07/03/2022
REVISIONS	REF: 1706-01
SHEET NO.	010
PLAN REF NO.	21067
REV	08

DETAILED DESIGN

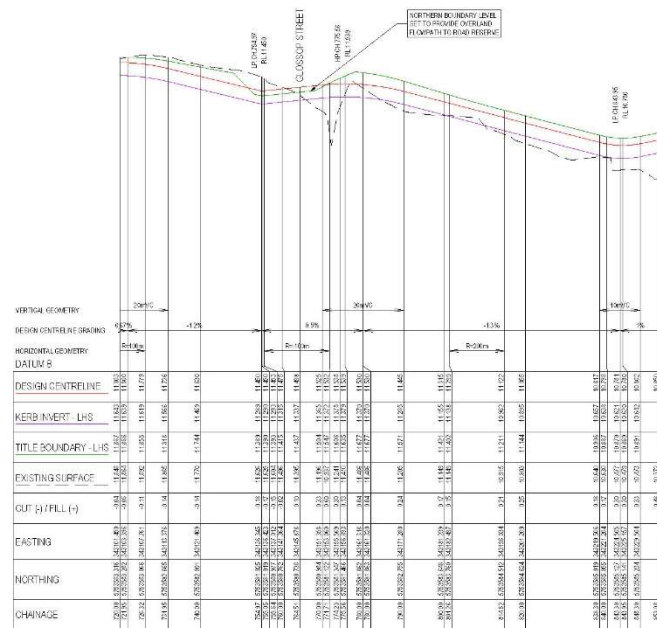
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Telstra
WARNING
OPTICAL FIBRE
CABLES

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Creswell Street East, Crib Point DCP

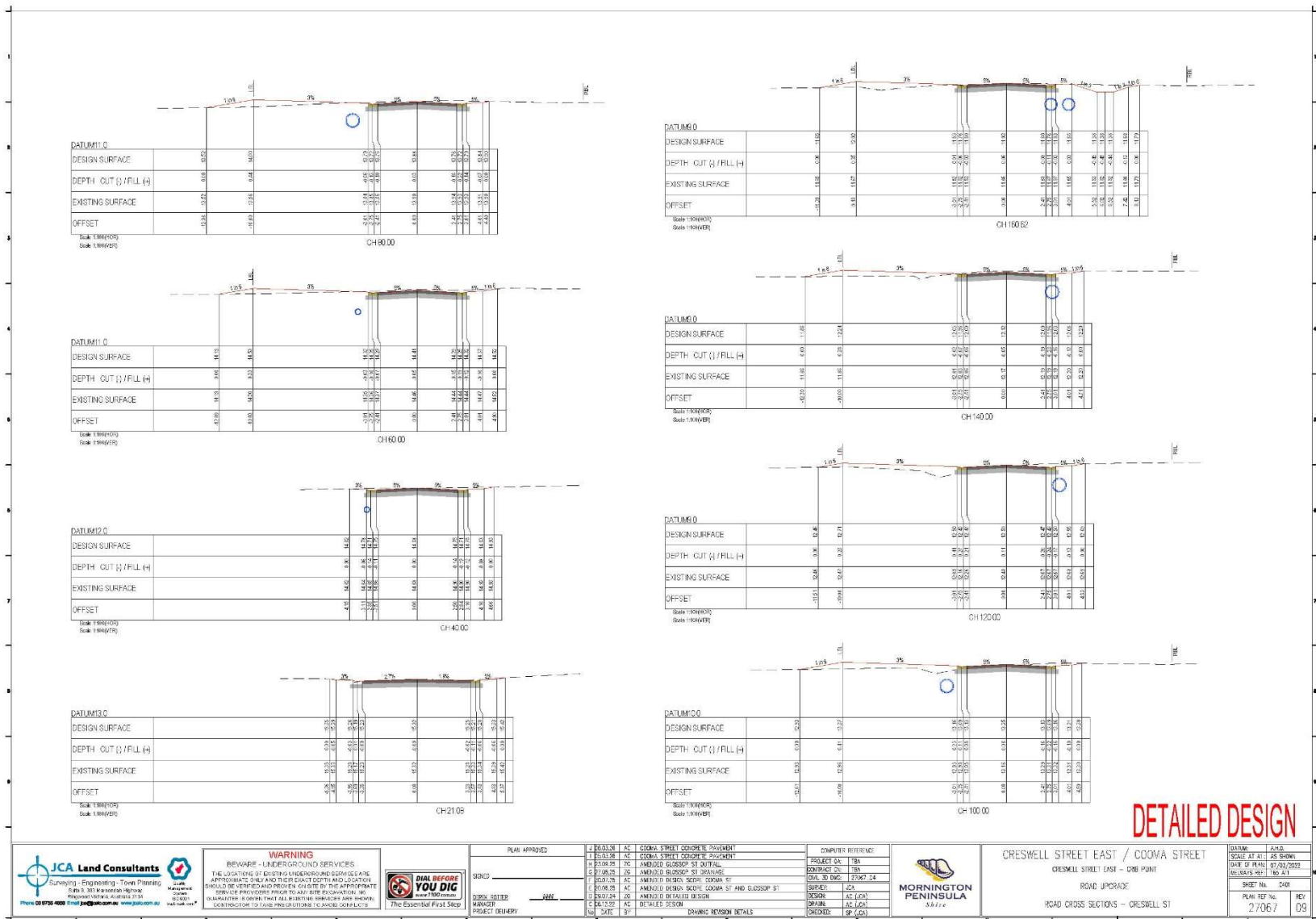


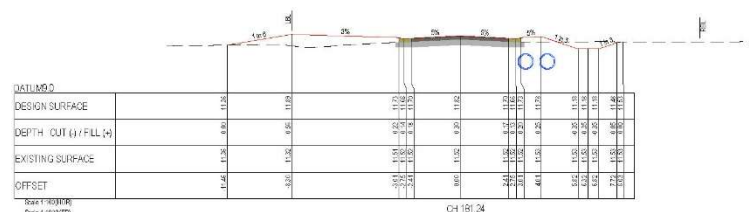
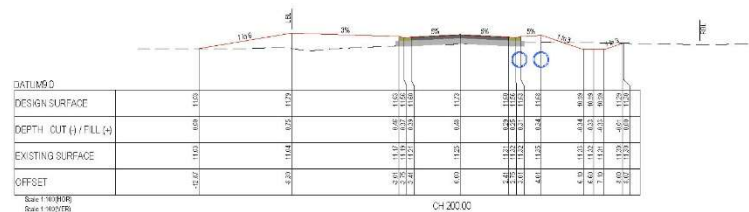
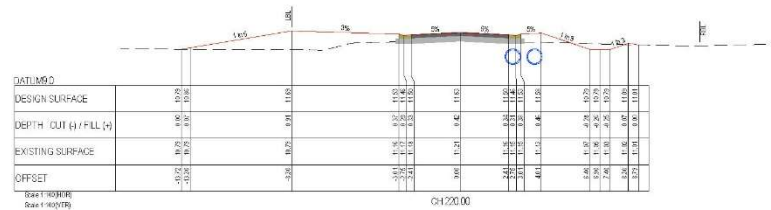
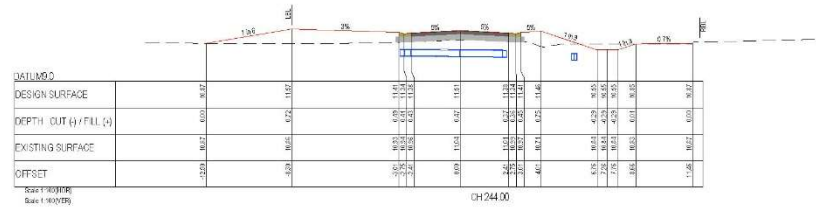
CRESWELL STREET LONGITUDINAL SECTION

Horizontal: 1:500
Vertical: 1:20

DETAILED DESIGN

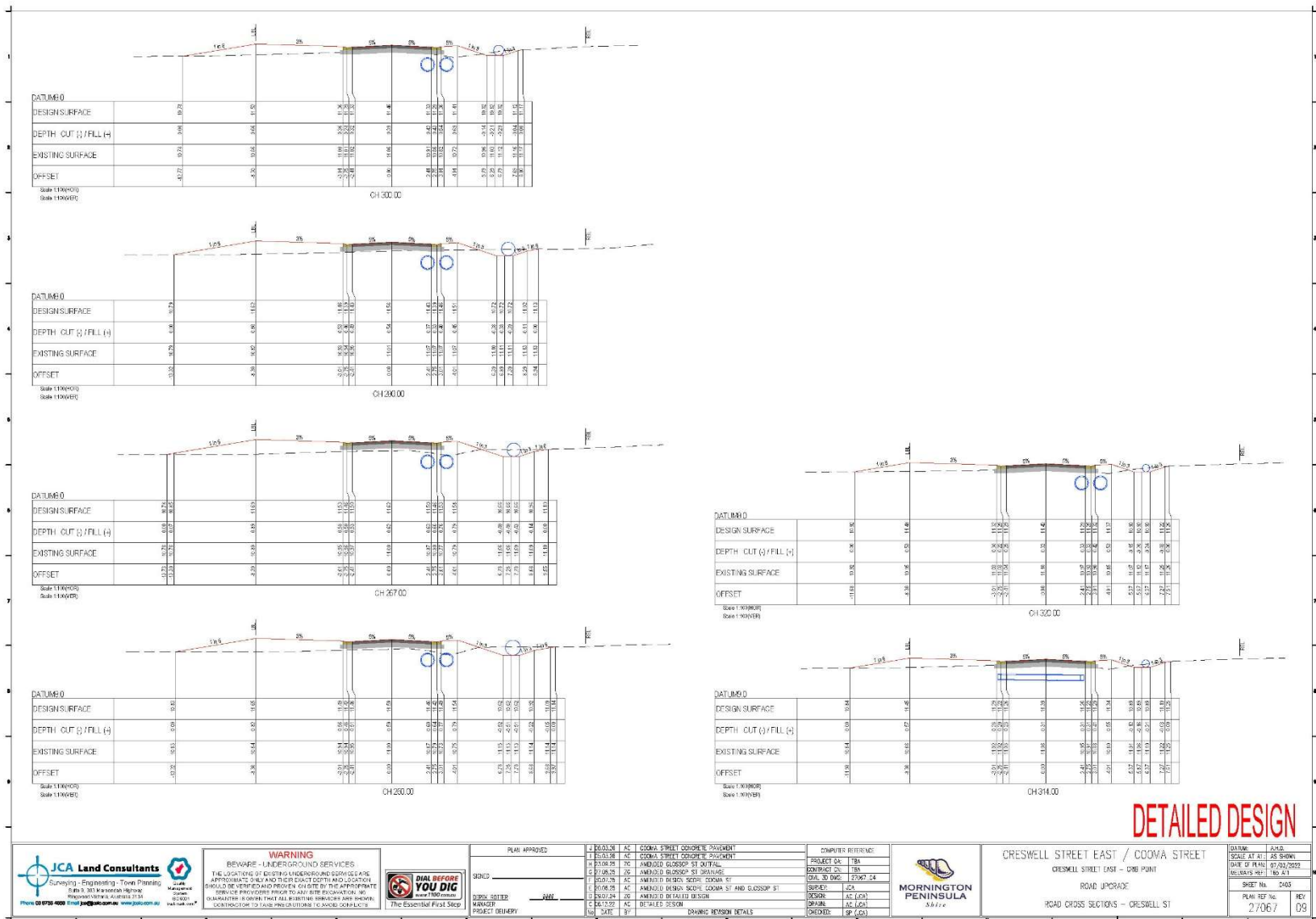
JCA Land Consultants Surveying - Engineering - Town Planning Units 3, 301 Main Road, Highway Riverview, NSW 1505 Phone: 02 9750 4000 Email: jca@jca.com.au www.jca.com.au	WARNING BEWARE - UNDERGROUND SERVICES THE LOCATIONS OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVIDED ON SITE BY THE APPROPRIATE SERVICE PROVIDER PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID COLLISIONS.	DIAL BEFORE YOU DIG The Essential First Step	PLAN APPROVED 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	COMPUTER REFERRED PROJECT NO. 100 CONTRACT NO. 100 DATE OF WORK 10/01/23 DESIGNER JCA DRAWN JCA CHECKED JCA	MORNINGTON PENINSULA Shire	CRESWELL STREET EAST / COOMA STREET CRESWELL STREET EAST - CRIB POINT ROAD UPGRADE ROAD LONGITUDINAL SECTIONS - CRESWELL ST	DATE 10/01/23 SCALE AT 1:20 SHOWN DATE OF PLAN 07/02/2022 BY 1001/23 SHEET NO. 0303 PLAN REF NO. 2/06/7 REV 06
			01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	

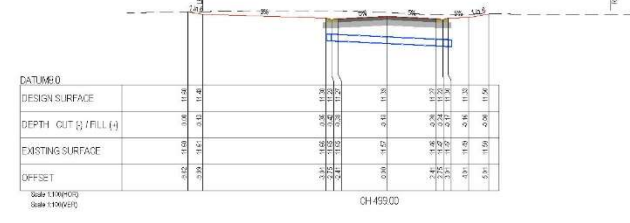
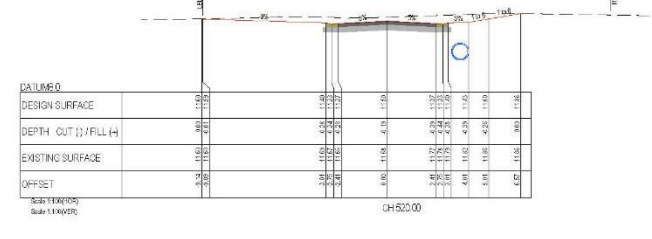
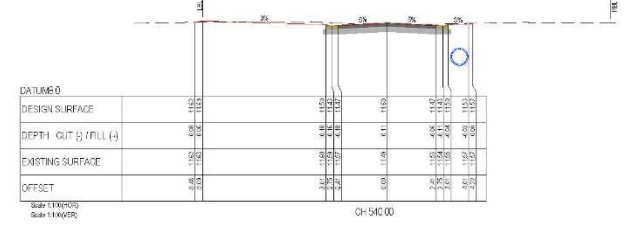
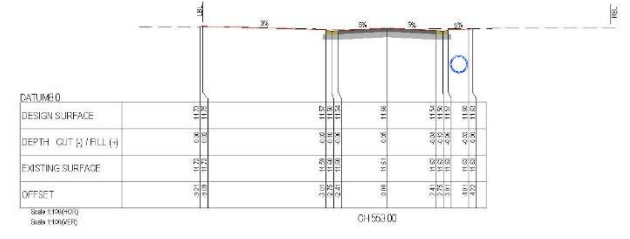
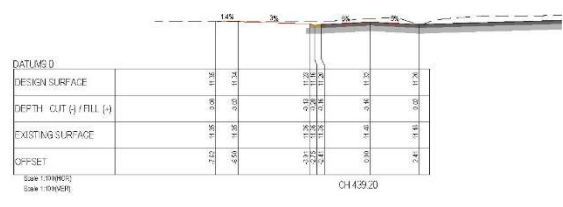
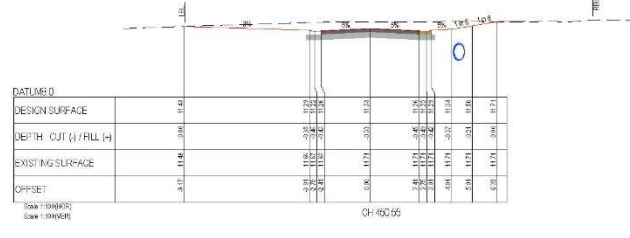
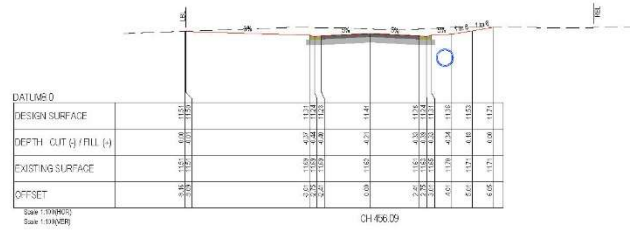
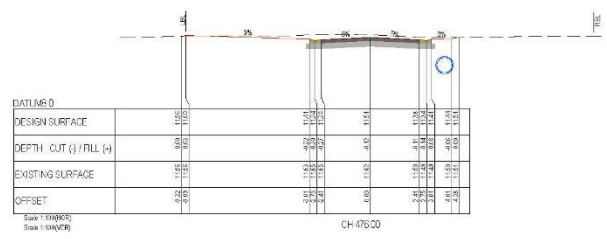




DETAILED DESIGN

JCA Land Consultants Surveying - Engineering - Town Planning Units 3, 301 Main Road, Highway MORNINGTON PENINSULA, VIC 3113 Phone 03 9750 4000 Email jca@jca.com.au www.jca.com.au	WARNING BEWARE - UNDERGROUND SERVICES THE LOCATIONS OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVEN QUOTE BY THE APPROPRIATE SERVICE PROVIDER PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID COLLISIONS	PLAN APPROVED DATE 10/01/2023 BY JCA	PROJECT CRESWELL STREET EAST / COOMA STREET PROJECT NO. 188 CONTRACT NO. 188 DATE OF PLAN 07/02/2022 BY (SHEET NO.) 188 A1	COMPUTER REFERENCED PROJECT NO. 188 CONTRACT NO. 188 DATE OF PLAN 07/02/2022 BY (SHEET NO.) 188 A1	ROAD UPGRADE ROAD CROSS SECTIONS - CRESWELL ST	DATE 10/01/2023 BY JCA





DETAILED DESIGN

Surveying - Engineering - Town Planning
 10/15, 301 Main Road, Highway
 Pennington, SA 5012
 Phone: 08 8750 4000 Email: jca@jca.com.au www.jca.com.au

WARNING

BEWARE - UNDERGROUND SERVICES
 THE LOCATION OF EXISTING UNDERGROUND SERVICES ARE
 APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION
 SHOULD BE VERIFIED AND PROVIDED TO THE APPROPRIATE
 SERVICE PROVIDER PRIOR TO ANY SITE EXCAVATION. NO
 GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
 CONTRACTORS TO TAKE PRECAUTIONS TO AVOID COLLISIONS.

The Essential First Step

PLAN APPROVED: [Signature]

DATE: 07/06/2022

PROJECT: CRESWELL STREET EAST - CRIB POINT

ROAD UPGRADE: ROAD CROSS SECTIONS - CRESWELL ST

COMPUTER REFERENCED

PROJECT: CRESWELL STREET EAST - CRIB POINT

CONTRACT: 20/21

DATE: 07/06/2022

DESIGN: JCA

DRAWN: JCA

CHECKED: JCA

MORNINGTON PENINSULA Shire

DATE: 07/06/2022

SCALE: 1:100

DATE OF PLAN: 07/06/2022

BY: JCA

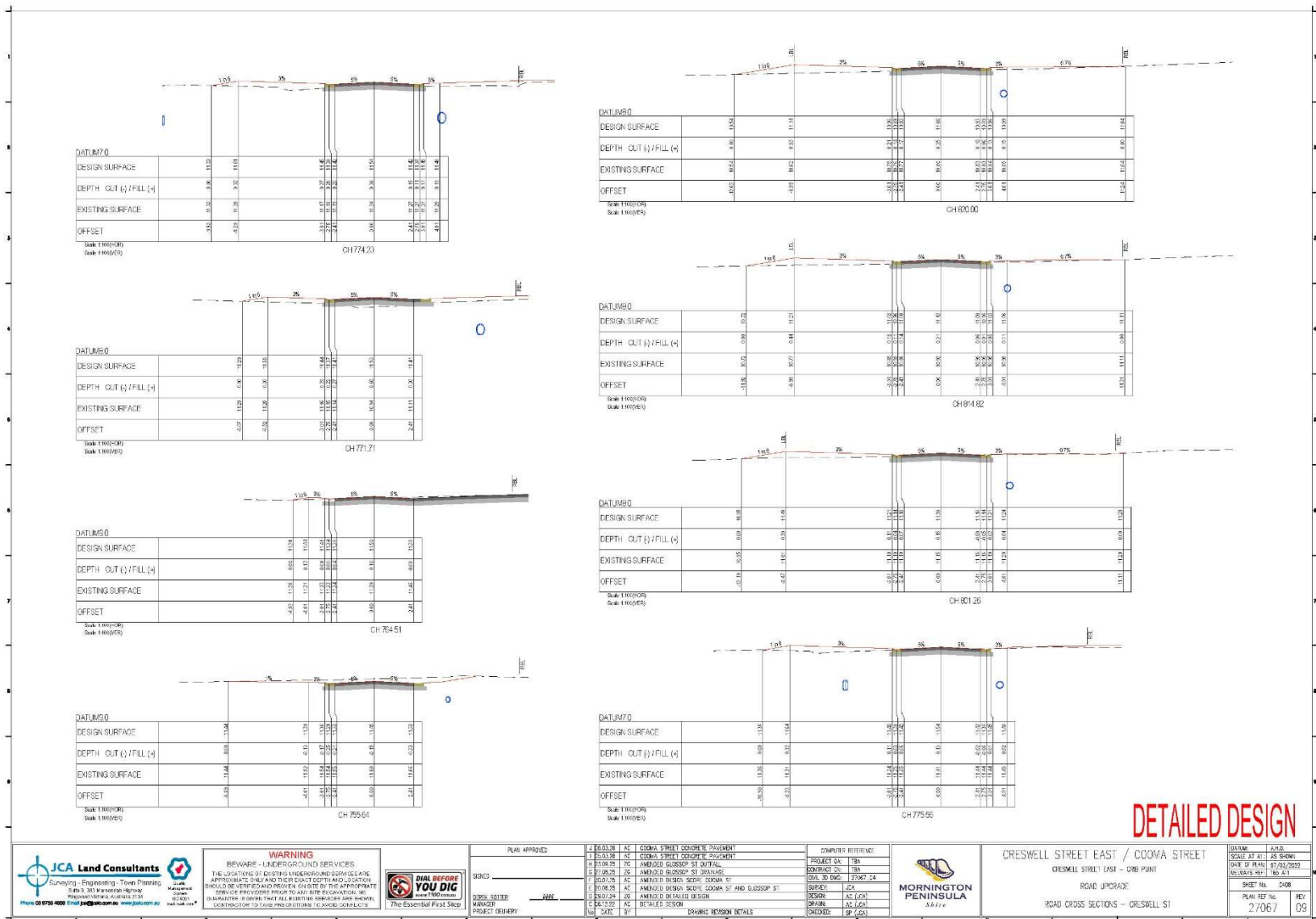
SHEET No: 2405

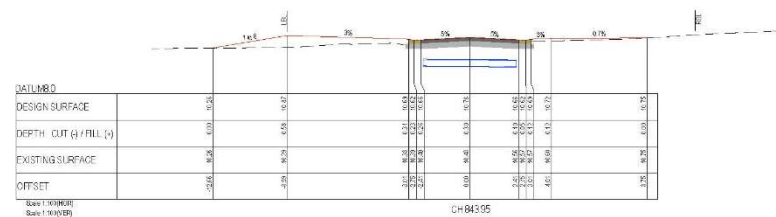
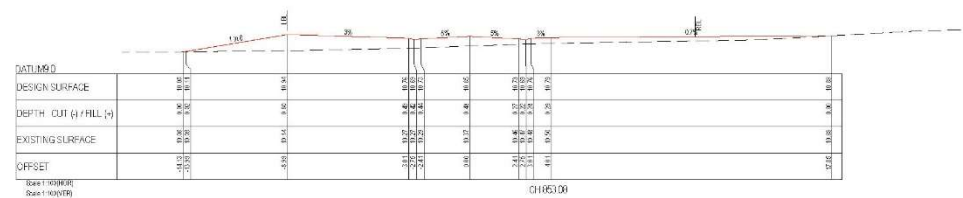
PLAN REF No: 27067

REV: 09









DETAILED DESIGN

JCA Land Consultants Surveying - Engineering - Town Planning Units 3, 301 Macarthur Highway Prestons VIC 3045 Australia	WARNING BEWARE - UNDERGROUND SERVICES THE LOCATIONS OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVEN QUOTE BY THE APPROPRIATE SERVICE PROVIDER PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID COLLISIONS.	DIAL BEFORE YOU DIG The Essential First Step	PLAN APPROVED DATE: 01/01/2023 BY: JCA	COMPUTER REFERRED PROJECT NO: 188 CONTRACT NO: 188 DATE OF Dwg: 27/06/24	MORNINGTON PENINSULA Shire	CRESWELL STREET EAST / COOMA STREET CRESWELL STREET EAST - CRIB POINT ROAD UPGRADE ROAD CROSS SECTIONS - CRESWELL ST	DATE: 27/06/24 SCALE AT: 1:50 DATE OF PLAN: 07/02/2022 BY: JCA
			DATE: 01/01/2023 BY: JCA	DATE: 01/01/2023 BY: JCA			



DATUM:20	
DESIGN SURFACE	
DEPTH - CUT (+) / FILL (-)	
EXISTING SURFACE	
OFFSET	

Scale: 1:100 (H/S)
Scale: 1:100 (V/S)

CH 173.43



DATUM:20	
DESIGN SURFACE	
DEPTH - CUT (+) / FILL (-)	
EXISTING SURFACE	
OFFSET	

Scale: 1:100 (H/S)
Scale: 1:100 (V/S)

CH 160.00



DATUM:20	
DESIGN SURFACE	
DEPTH - CUT (+) / FILL (-)	
EXISTING SURFACE	
OFFSET	

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Scale: 1:100 (V/S)

CH 149.95



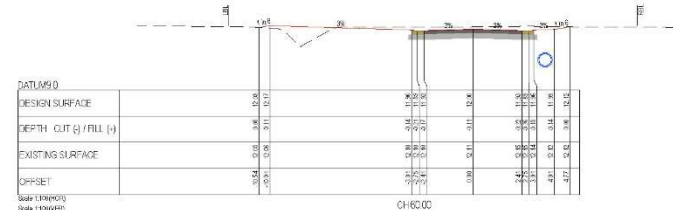
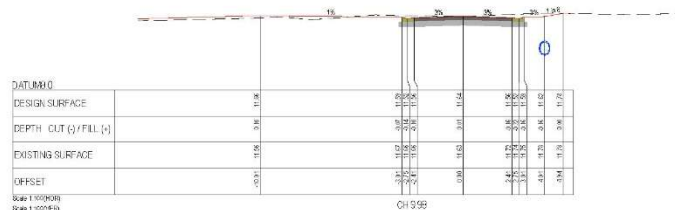
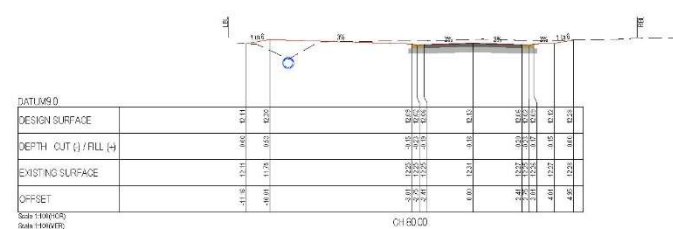
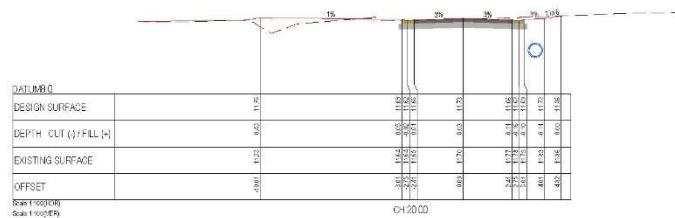
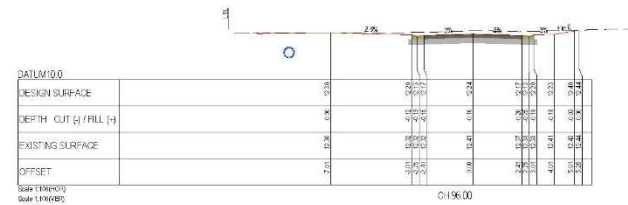
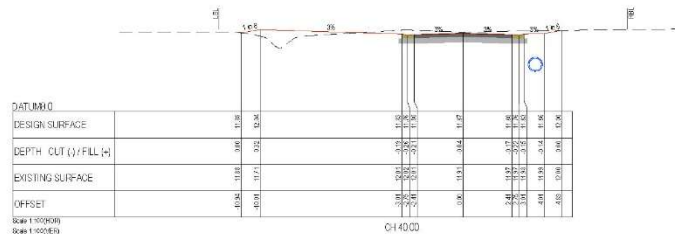
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DESIGN SURFACE	
DEPTH - CUT (+) / FILL (-)	
EXISTING SURFACE	
OFFSET	

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Scale: 1:100 (V/S)

CH 135.81

DETAILED DESIGN

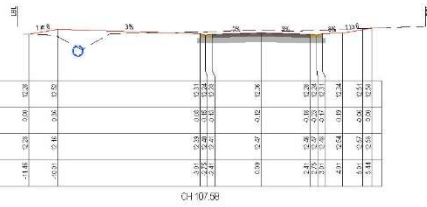
 JCA Land Consultants Surveying - Engineering - Town Planning 8th Fl, 301 Macquarie Highway Parramatta NSW 2150 Phone: 02 9750 4000 Email: jca@jca.com.au www.jca.com.au	WARNING BEWARE - UNDERGROUND SERVICES THE LOCATIONS OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVEN QUOTE BY THE APPROPRIATE SERVICE PROVIDER PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID COLLISIONS.	 DIAL BEFORE YOU DIG The Essential First Step	PLAN APPROVED: _____ SIGNED: _____ DRAWN: _____ CHECKED: _____ DATE: _____	COMPUTER REFERENCES: PROJECT: 21-181 CONTRACT: 21-181 DATE: 20 DEC 2021 SCALE: 1:100 DATE: 20 DEC 2021	 MORNINGTON PENINSULA Shire	CRESWELL STREET EAST / COOMA STREET CRESWELL STREET EAST - CRIB POINT ROAD UPGRADE ROAD CROSS SECTIONS - COOMA ST	DATE: 21 DEC 2021 SCALE: 1:100 DATE OF PLAN: 07/02/2022 REV: 01 PLAN REF: 2/06/7 REV: 09
			PROJECT: 21-181 CONTRACT: 21-181 DATE: 20 DEC 2021 SCALE: 1:100 DATE: 20 DEC 2021	COMPUTER REFERENCES: PROJECT: 21-181 CONTRACT: 21-181 DATE: 20 DEC 2021 SCALE: 1:100 DATE: 20 DEC 2021			



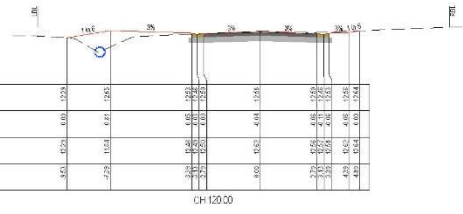
DETAILED DESIGN

JCA Land Consultants Surveying - Engineering - Town Planning Rm 5, 301 Moorabbin Highway PO Box 1000, Moorabbin VIC 3170 Phone 03 9750 4000 Email jca@jca.com.au www.jca.com.au	WARNING BEWARE - UNDERGROUND SERVICES THE LOCATION OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVEN QUANTITATIVE BY THE APPROPRIATE SERVICE PROVIDER PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID COLLISIONS.	DIAL BEFORE YOU DIG The Essential First Step	PLAN APPROVED DATE: 01/01/2023 BY: JCA	COMPUTER REFERRED PROJECT NO: 100 CONTRACT NO: 100 DATE OF Dwg: 27/06/24	MORNINGTON PENINSULA Shire	CRESWELL STREET EAST / COOMA STREET CRESWELL STREET EAST - CRIB POINT ROAD UPGRADE ROAD CROSS SECTIONS - GLOSSOP ST	DATE: 27/06/24 SCALE: AS SHOWN DATE OF PLAN: 07/02/2022 BY: JCA SHEET No: 24/2 PLAN REF No: 27067 REV: 09
			DATE: 01/01/2023 BY: JCA	COMPUTER REFERRED PROJECT NO: 100 CONTRACT NO: 100 DATE OF Dwg: 27/06/24			

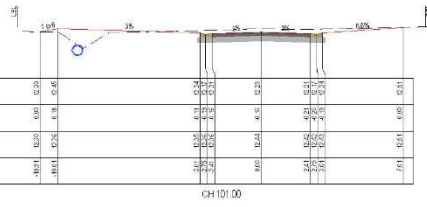
DATUM 100.0
DESIGN SURFACE
DEPTH CUT (+) / FILL (-)
EXISTING SURFACE
OFFSET
Scale: 1:100 (H) / 1:100 (V)
CH 107.50



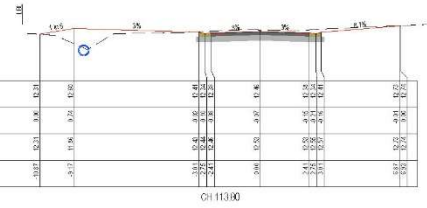
DATUM 100.0
DESIGN SURFACE
DEPTH CUT (+) / FILL (-)
EXISTING SURFACE
OFFSET
Scale: 1:100 (H) / 1:100 (V)
CH 120.00



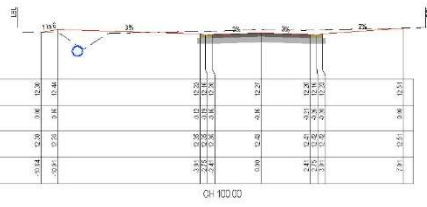
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DEPTH CUT (+) / FILL (-)
EXISTING SURFACE
OFFSET
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CH 101.00



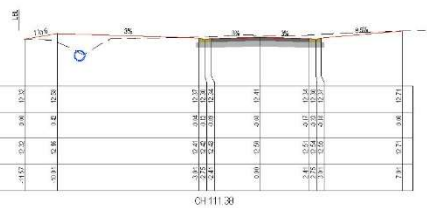
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DESIGN SURFACE
DEPTH CUT (+) / FILL (-)
EXISTING SURFACE
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CH 113.00



DATUM 100.0
DESIGN SURFACE
DEPTH CUT (+) / FILL (-)
EXISTING SURFACE
OFFSET
Scale: 1:100 (H) / 1:100 (V)
CH 100.00



DATUM 100.0
DESIGN SURFACE
DEPTH CUT (+) / FILL (-)
EXISTING SURFACE
OFFSET
Scale: 1:100 (H) / 1:100 (V)
CH 111.30



DETAILED DESIGN

Surveying - Engineering - Town Planning
100/101, 103/105 Morrong Road
MORRONG VICTORIA 3608

WARNING

BEWARE - UNDERGROUND SERVICES

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BEFORE YOU DIG

The Essential First Step

PLAN APPROVED

SIGNED

DATE

COMPUTER REFERRED

PROJECT NO. 100

CONTRACT NO. 100

DATE OF WORK 2000/04

SURVEY 100

DESIGN 100

DRAWING 100

CHECKED 100

MORRONG PENINSULA

Shire

CRESWELL STREET EAST / COOMA STREET

CRESWELL STREET EAST - CRIB POINT

ROAD UPGRADE

ROAD CROSS SECTIONS - GLOSSOP ST

DATE 10/01/2022

SCALE AT 1:100

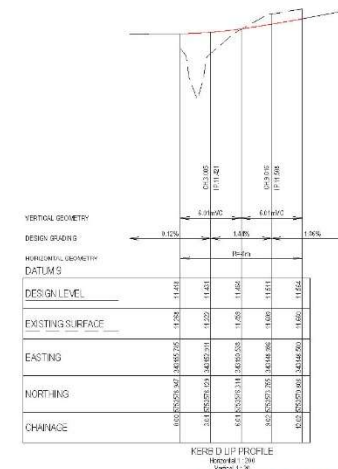
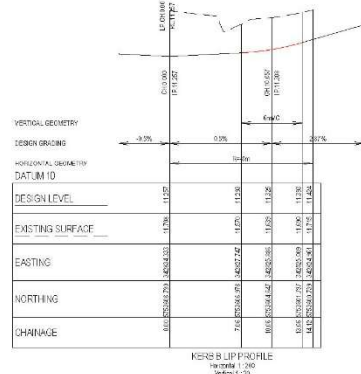
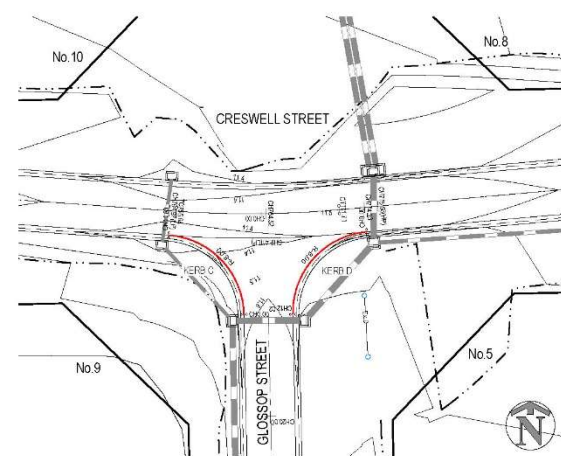
DATE OF PLAN 07/02/2022

BY 100/101

SHEET No. 243

PLAN REF No. 27067

REV 09



DETAILED DESIGN



JCA Land Consultants
Surveying - Engineering - Town Planning
Building - Infrastructure Management
Improvement works at all scales & sizes
Phone: 01273 401 400
Email: jca@jca.co.uk, www.jca.co.uk

WARNING

BEWARE - UNDERGROUND SERVICES

THE UTILITIES OF ANY EXISTING UNDERGROUND GROUND ARE NOT SHOWN ON THIS PLAN AND THE PRESENCE OF UTILITIES CAN BE VERIFIED AND MODIFIED ONLY BY THE APPROPRIATE AUTHORITIES. THE USER OF THIS PLAN ACCEPTS THAT THE INFORMATION CONTAINED HEREIN IS ONLY THAT ALLIATED, BROUGHT FORWARD AND SHOWN BY THE CONTRACTOR TO TAKE PRECAUTIONS TO AVOID COLLISION.

DIAL BEFORE YOU DIG
www.1190.com

The Essential First Step

PLAN APPROVED

A	DATE	BY	FOR	PROJECT	DRAWN	CHECKED	DATE
C	23.08.25	TC	AMENDED GLOSSOP SITE OUTFALL	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	23.08.25
	23.08.25	TC	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	23.08.25
	23.08.25	TC	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	23.08.25

COMPUTER REFERENCE

A	DATE	BY	FOR	PROJECT	DRAWN	CHECKED	DATE
C	23.08.25	TC	AMENDED GLOSSOP SITE OUTFALL	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	23.08.25
	23.08.25	TC	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	23.08.25
	23.08.25	TC	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	AMENDED 2015 DATED DESIGN	23.08.25



MORNINGTON PENINSULA
Shore

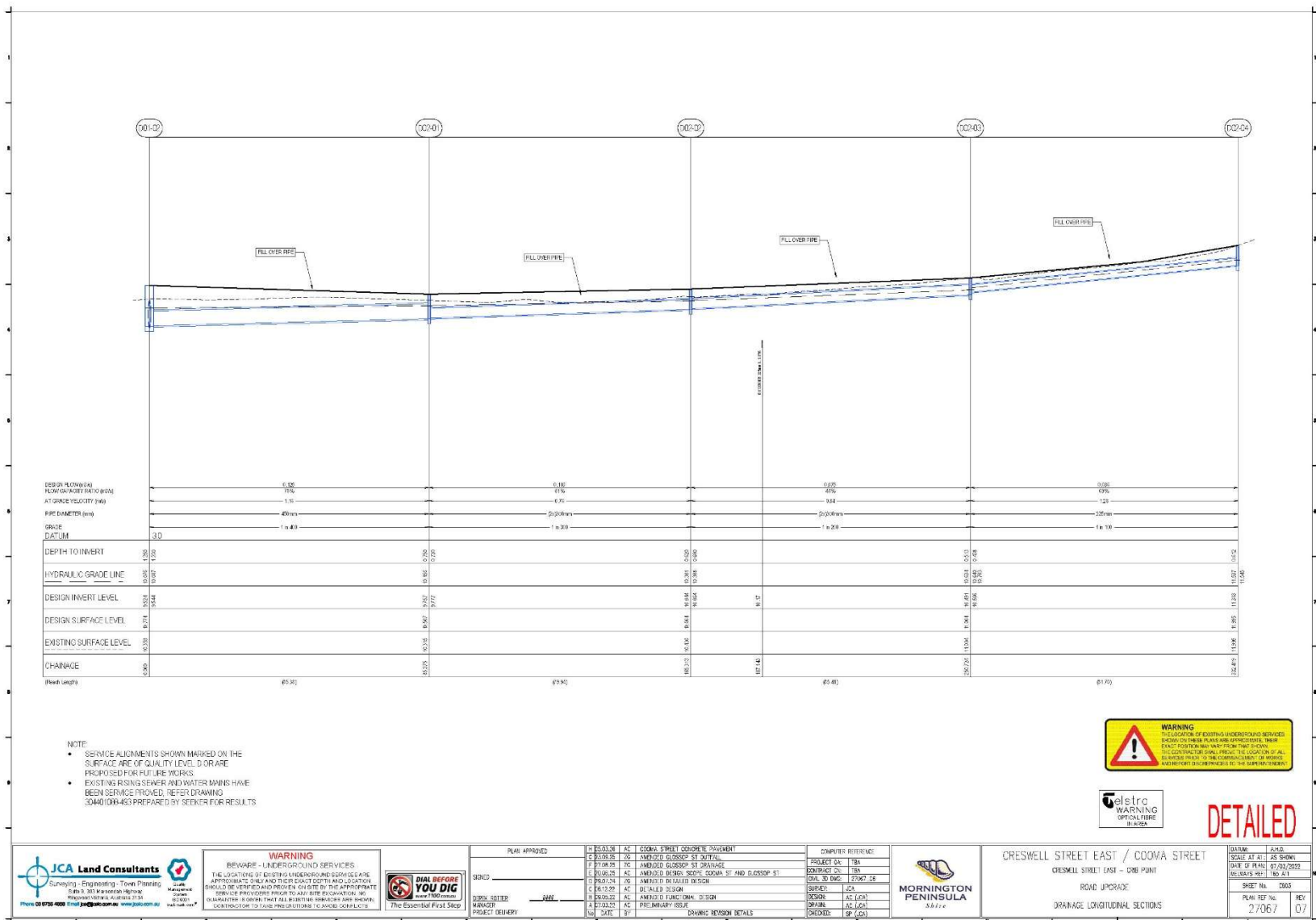
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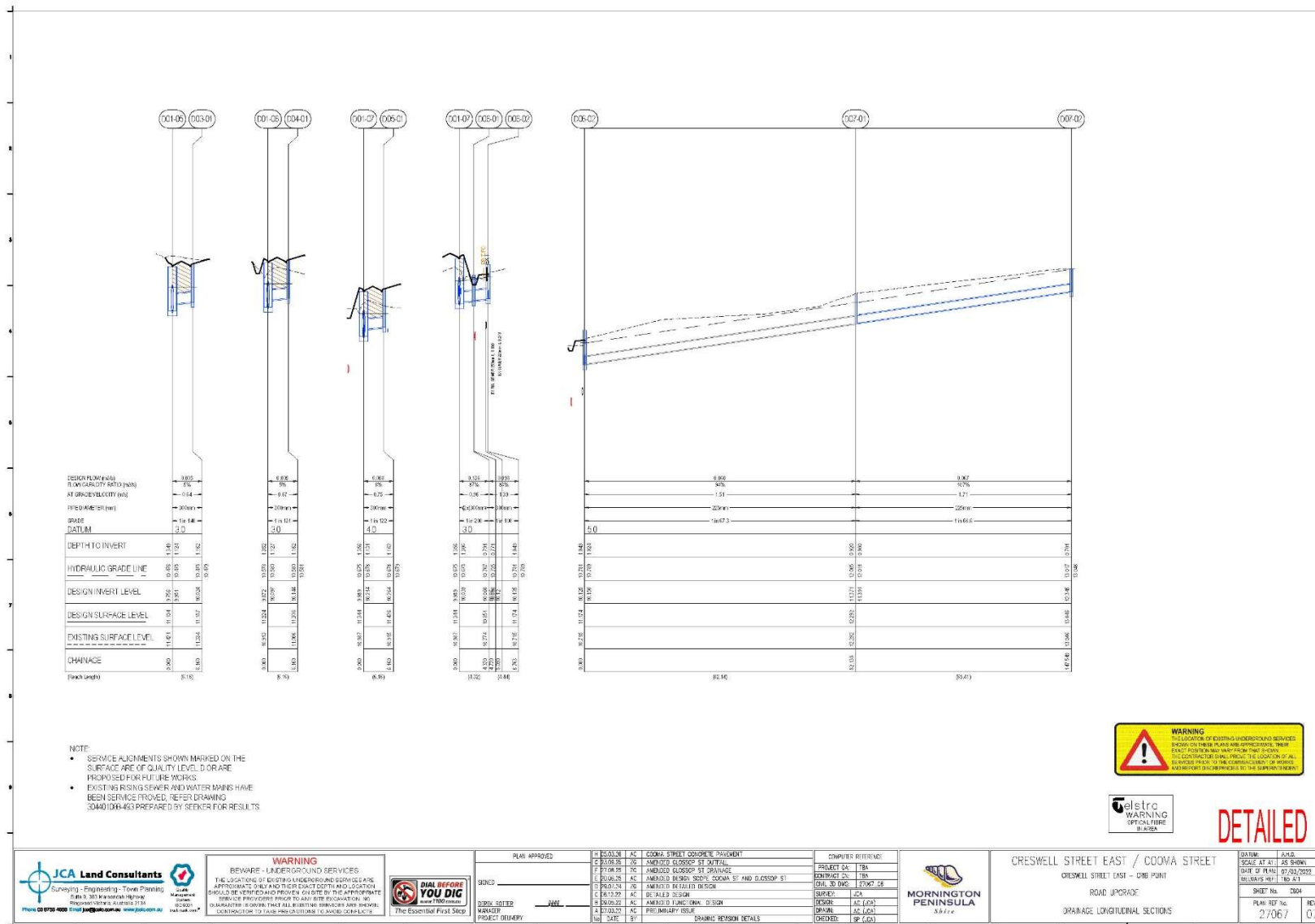
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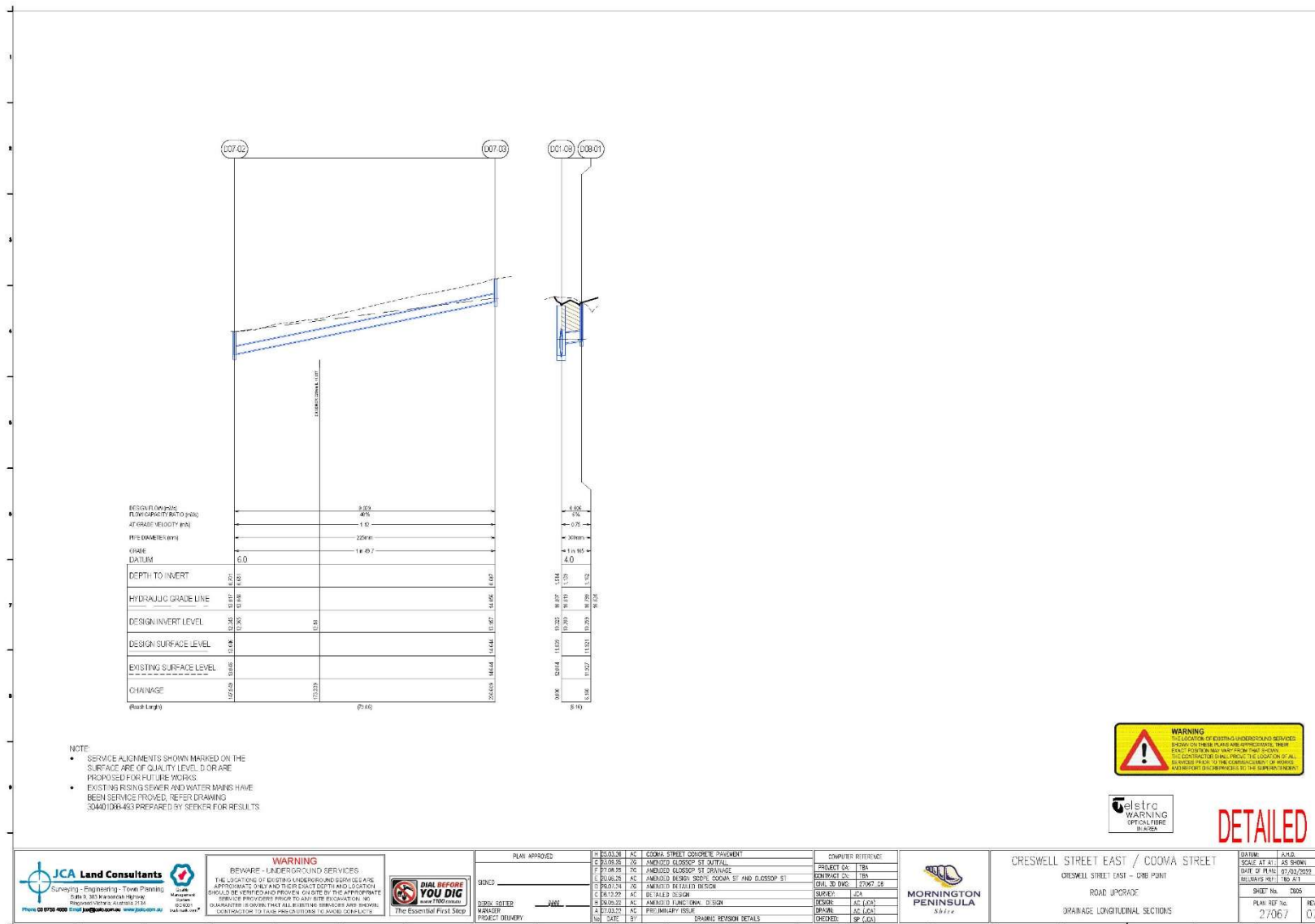
CRESWELL STREET EAST / COOMA STREET

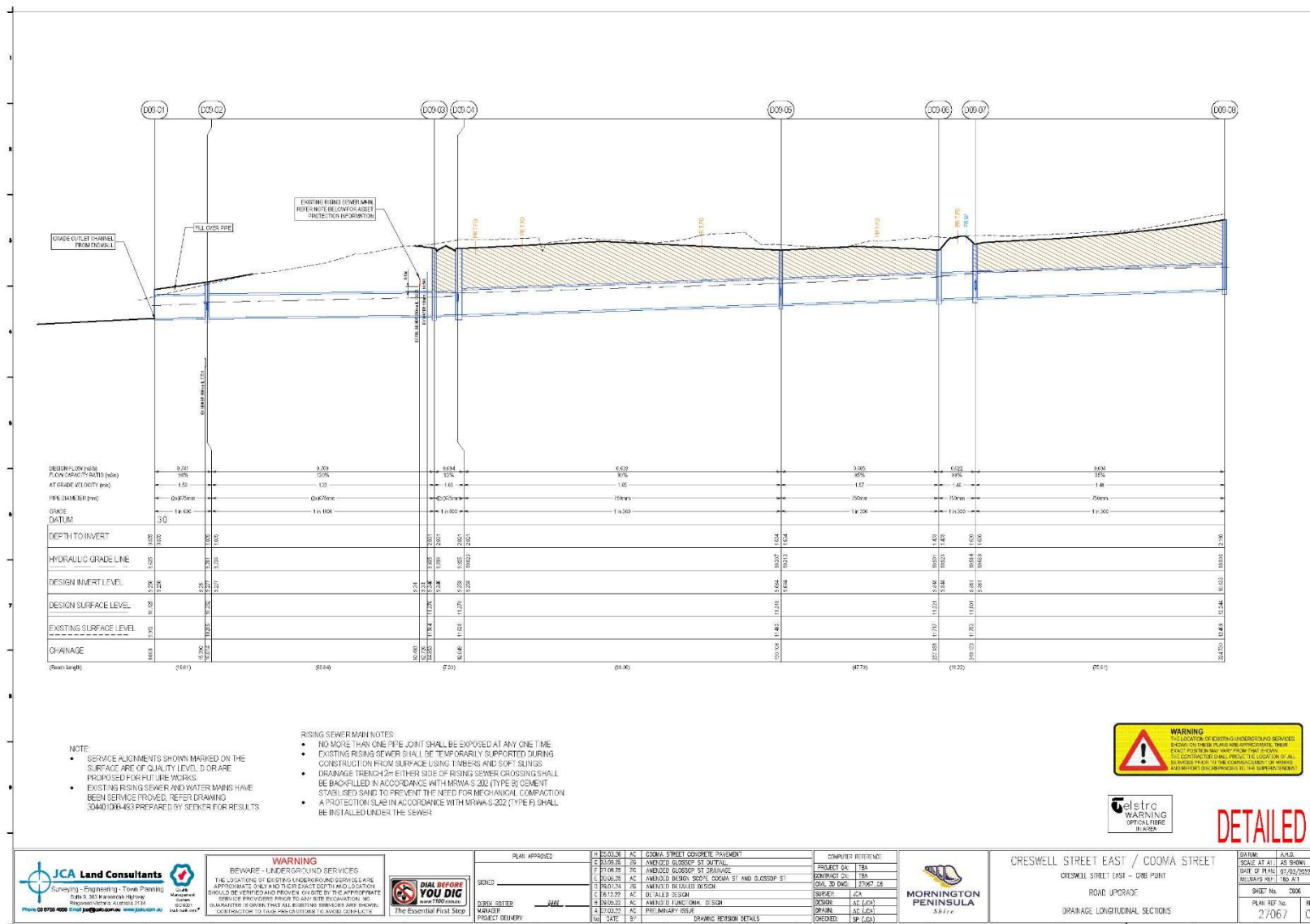
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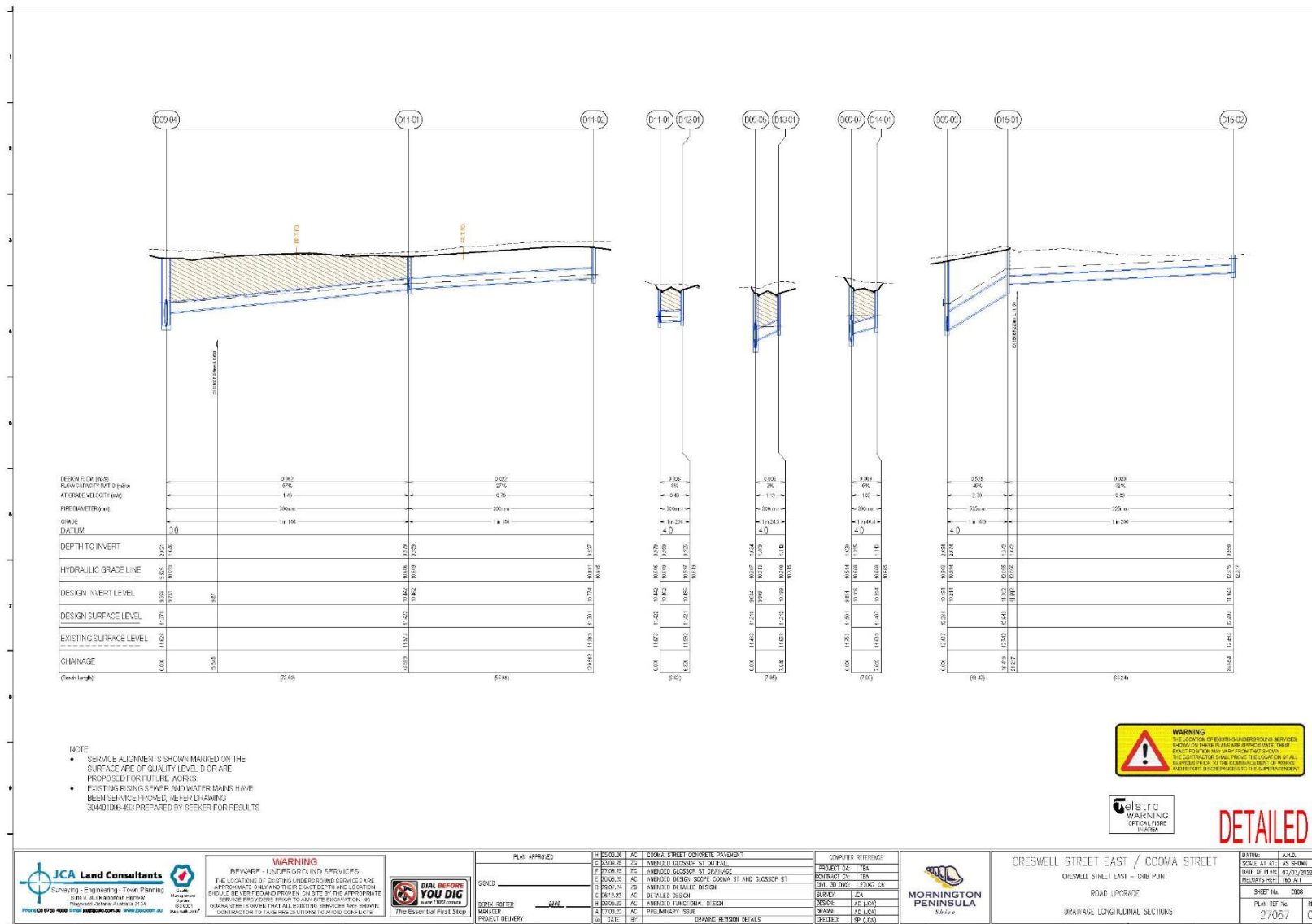
DATE:	23.08.25	BY:	ASB	FOR:	ASB
DATE OF PLAN:	23.08.25	DATE OF SITE:	23.08.25	DATE OF DRAWING:	23.08.25
REVISIONS:	No. 01				











[illegible]

WARNING
THE LOCATION OF EXISTING UNDERGROUND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE. THEIR EXACT POSITION MAY VARY FROM THAT SHOWN. THE CONTRACTOR SHALL PROVE THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS AND REPORT DISCREPANCIES TO THE SUPERINTENDENT.



DETAILED



JCA Land Consultants
 Surveying · Engineering · Town Planning
 10/11, 12/11, 13/11, 14/11, 15/11, 16/11, 17/11, 18/11, 19/11, 20/11, 21/11, 22/11, 23/11, 24/11, 25/11, 26/11, 27/11, 28/11, 29/11, 30/11, 31/12
 Phone: 08 9378 4848 Email: jca@jca.com.au

WARNING
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 THE INFORMATION ON THIS IS A PRELIMINARY SERVICE ONLY. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE INFORMATION. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE INFORMATION. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE INFORMATION.

PLAN APPROVED

NO.	DATE	BY	DESCRIPTION
01	10/11/2023	AC	AMNONGA STREET CONCRETE PAVEMENT
02	10/11/2023	AC	AMNONGA STREET SIDEWALK
03	10/11/2023	AC	AMNONGA STREET SIDEWALK
04	10/11/2023	AC	AMNONGA STREET SIDEWALK
05	10/11/2023	AC	AMNONGA STREET SIDEWALK
06	10/11/2023	AC	AMNONGA STREET SIDEWALK
07	10/11/2023	AC	AMNONGA STREET SIDEWALK
08	10/11/2023	AC	AMNONGA STREET SIDEWALK
09	10/11/2023	AC	AMNONGA STREET SIDEWALK
10	10/11/2023	AC	AMNONGA STREET SIDEWALK

COMPUTER REFERENCE

PROJECT	DATE	BY	DESCRIPTION
01	10/11/2023	AC	AMNONGA STREET SIDEWALK
02	10/11/2023	AC	AMNONGA STREET SIDEWALK
03	10/11/2023	AC	AMNONGA STREET SIDEWALK
04	10/11/2023	AC	AMNONGA STREET SIDEWALK
05	10/11/2023	AC	AMNONGA STREET SIDEWALK
06	10/11/2023	AC	AMNONGA STREET SIDEWALK
07	10/11/2023	AC	AMNONGA STREET SIDEWALK
08	10/11/2023	AC	AMNONGA STREET SIDEWALK
09	10/11/2023	AC	AMNONGA STREET SIDEWALK
10	10/11/2023	AC	AMNONGA STREET SIDEWALK

SEND

SEND OUTLET

PROJECT DELIVERY

WARNING
 BEWARE - UNDERGROUND SERVICES
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PLAN APPROVED

NO.	DATE	BY	DESCRIPTION
01	10/11/2023	AC	AMNONGA STREET CONCRETE PAVEMENT
02	10/11/2023	AC	AMNONGA STREET SIDEWALK
03	10/11/2023	AC	AMNONGA STREET SIDEWALK
04	10/11/2023	AC	AMNONGA STREET SIDEWALK
05	10/11/2023	AC	AMNONGA STREET SIDEWALK
06	10/11/2023	AC	AMNONGA STREET SIDEWALK
07	10/11/2023	AC	AMNONGA STREET SIDEWALK
08	10/11/2023	AC	AMNONGA STREET SIDEWALK
09	10/11/2023	AC	AMNONGA STREET SIDEWALK
10	10/11/2023	AC	AMNONGA STREET SIDEWALK

COMPUTER REFERENCE

PROJECT	DATE	BY	DESCRIPTION
01	10/11/2023	AC	AMNONGA STREET SIDEWALK
02	10/11/2023	AC	AMNONGA STREET SIDEWALK
03	10/11/2023	AC	AMNONGA STREET SIDEWALK
04	10/11/2023	AC	AMNONGA STREET SIDEWALK
05	10/11/2023	AC	AMNONGA STREET SIDEWALK
06	10/11/2023	AC	AMNONGA STREET SIDEWALK
07	10/11/2023	AC	AMNONGA STREET SIDEWALK
08	10/11/2023	AC	AMNONGA STREET SIDEWALK
09	10/11/2023	AC	AMNONGA STREET SIDEWALK
10	10/11/2023	AC	AMNONGA STREET SIDEWALK

SEND

SEND OUTLET

PROJECT DELIVERY

WARNING
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PLAN APPROVED

NO.	DATE	BY	DESCRIPTION
01	10/11/2023	AC	AMNONGA STREET CONCRETE PAVEMENT
02	10/11/2023	AC	AMNONGA STREET SIDEWALK
03	10/11/2023	AC	AMNONGA STREET SIDEWALK
04	10/11/2023	AC	AMNONGA STREET SIDEWALK
05	10/11/2023	AC	AMNONGA STREET SIDEWALK
06	10/11/2023	AC	AMNONGA STREET SIDEWALK
07	10/11/2023	AC	AMNONGA STREET SIDEWALK
08	10/11/2023	AC	AMNONGA STREET SIDEWALK
09	10/11/2023	AC	AMNONGA STREET SIDEWALK
10	10/11/2023	AC	AMNONGA STREET SIDEWALK

COMPUTER REFERENCE

PROJECT	DATE	BY	DESCRIPTION
01	10/11/2023	AC	AMNONGA STREET SIDEWALK
02	10/11/2023	AC	AMNONGA STREET SIDEW

7. APPENDIX 2: ESTIMATED DEVELOPMENT INFRASTRUCTURE LEVY CALCULATION

DCP Parcel Number ID	Total Parcel Area (m ²)	Estimated DIL Total Charge per Parcel
1	1,622.50	\$62,920
2	1,595.80	\$61,885
3	1,631.45	\$63,267
4	1,617.89	\$62,741
5	1,622.18	\$62,908
6	1,623.45	\$62,957
7	1,611.99	\$62,513
8	1,627.49	\$63,114
9	1,624.90	\$63,013
10	1,630.94	\$63,247
11	1,618.88	\$62,780
12	1,614.27	\$62,601
13	1,623.05	\$62,941
14	1,626.17	\$63,062
15	1,611.37	\$62,488
16	1,611.08	\$62,477
17	1,626.53	\$63,076
18	3,278.12	\$127,125
19	1,248.75	\$48,426
20	1,249.39	\$48,451
21	1,246.33	\$48,332
22	1,288.29	\$49,960
23	1,257.40	\$48,762
24	1,235.05	\$47,895
25	1,226.31	\$47,556
26	1,224.63	\$47,491
27	1,230.71	\$47,727
28	1,220.87	\$47,345
29	1,221.91	\$47,385
30	1,229.25	\$47,670
31	1,234.18	\$47,861
32	1,225.90	\$47,540
33	1,228.74	\$47,650
34	1,211.43	\$46,979
35	1,233.26	\$47,825
36	2,451.21	\$95,057

DCP Parcel Number ID	Total Parcel Area (m²)	Estimated DIL Total Charge per Parcel
37	3,747.40	\$145,323
38	1,229.74	\$47,689
39	1,210.69	\$46,950
40	1,231.13	\$47,743
41	1,224.43	\$47,483
42	1,269.37	\$49,226
43	1,361.14	\$52,785
44	1,441.20	\$55,889
45	1,526.81	\$59,209
46	1,623.31	\$62,951
47	962.47	\$37,324
48	1,053.45	\$40,852
49	1,284.55	\$49,814
50	1,144.03	\$44,365
51	1,148.26	\$44,529
52	3,220.79	\$124,901
53	4,861.83	\$188,540
54	1,615.59	\$62,652
55	1,616.28	\$62,679
56	1,623.53	\$62,960
57	1,626.26	\$63,066
58	1,617.00	\$62,707
59	1,623.00	\$62,939
60	1,617.16	\$62,713
61	1,620.89	\$62,858
62	1,621.16	\$62,868
63	1,612.94	\$62,549
64	1,611.51	\$62,494
65	705.60	\$27,363
66	913.48	\$35,424
TOTAL	103,246.67	\$4,003,876