

Port Phillip Woollen Mill

Development Contributions Plan 2015-25



Acknowledgements July

2017

** Amended December 2023 (amended by VC249, Department of Transport and Planning).*

This plan was compiled by the Hobsons Bay Strategy and Advocacy Department. For further information contact the Hobsons Bay City Council on 9932 1000 www.hobsonsbay.vic.gov.au

Council acknowledges all language groups of the Kulin Nation as the traditional owners of these municipal lands. We recognise the first people's relationship to this land and offer our respect to their elders past and present.

Council acknowledges the legal responsibility to comply with the Charter of Human Rights and Responsibilities Act 2006 and the Equal Opportunity Act 2010. The Charter of Human Rights and Responsibilities is designed to protect the fundamental rights and freedoms of citizens. The Charter gives legal protection to 20 fundamental human rights under four key values that include freedom, respect, equality and dignity.

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Amended
by VC249

1. Introduction

This Development Contributions Plan (DCP) applies to the Former Port Phillip Woollen Mill site and surrounds (FPPWM), located in the suburb of Williamstown.

The residential redevelopment of this former industrial area of approximately 27 hectares is expected to add approximately 800 dwellings and 1,520 people to the well-established suburb of Williamstown over the next 10 years. Figure 1 shows an aerial photograph of the site and surroundings.

A planning framework for the FPPWM has been established through Hobsons Bay City Council's Strategy and Policy documents, development proposals, an Advisory Committee appointed by the Minister for Planning, extensive community consultation and various planning scheme amendments.

An essential part of the planning framework for the FPPWM is a DCP incorporated into the Hobsons Bay Planning Scheme to ensure that new development within the FPPWM meets 100 per cent of its share of the cost of this infrastructure.

All permits issued for development of land within the FPPWM will require the payment of development contributions in accordance with this DCP.

Hobsons Bay City Council prepared this DCP with professional advice and assistance from SGS Economics and Planning Pty Ltd and SMEC Australia and in consultation with the landowners within the FPPWM. The DCP has been prepared in accordance with the State Government's *Development Contributions Guidelines*.

Figure 1. Aerial photograph of the Former Port Phillip Woollen Mill site and surrounds taken from the corner of Nelson Place and Kanowna Street, looking west



1. Purpose of the Plan

The purpose of this DCP is to provide a formal, lawful, equitable, fair and reasonable way to ensure that the cost of providing new infrastructure is shared between developers and the wider community.

This DCP:

- identifies the infrastructure assets that Hobsons Bay City Council expects to provide to maintain quality services and facilities for existing and new residents, including those in the FPPWM
- calculates the contribution charges that are required to be paid by new development in the FPPWM towards scheduled infrastructure
- explains how the contributions were calculated and costs apportioned
- explains how the DCP will be administered

2. Development Contributions Plan Area

This DCP applies to the area shown as DCPO1 in Figure 2 below.

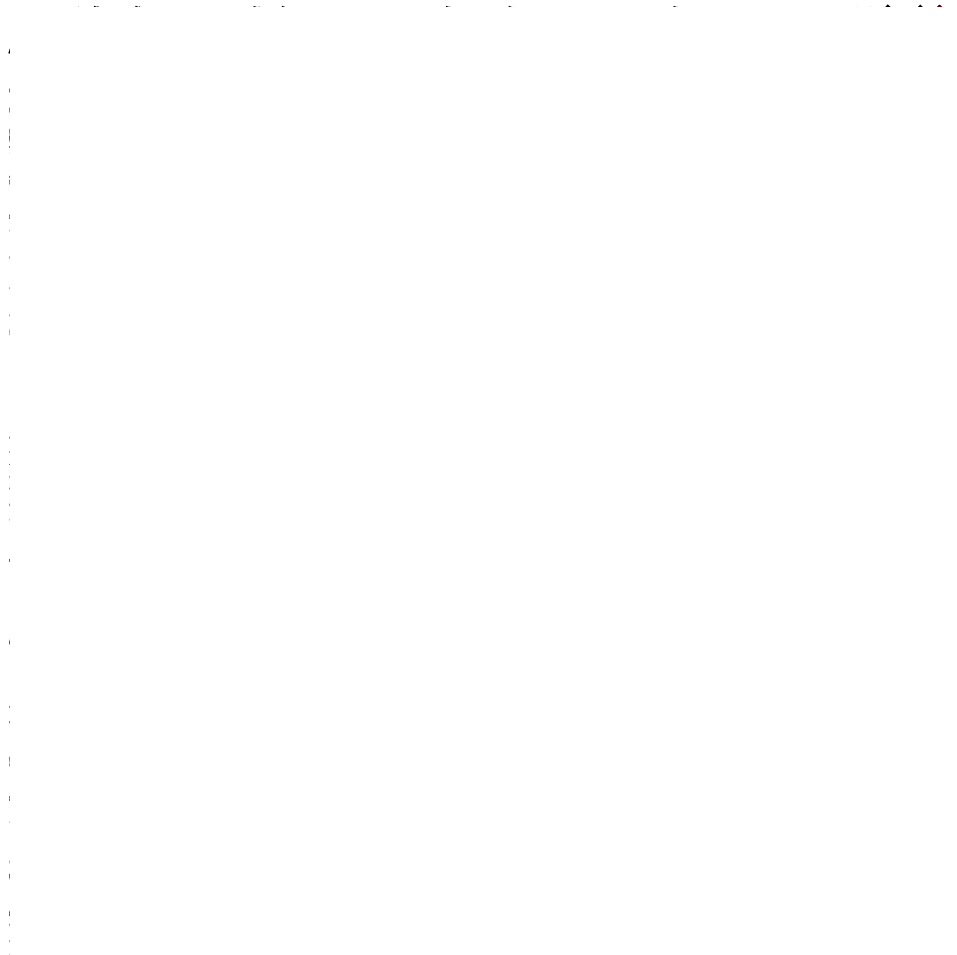
The area is generally bounded by:

- Nelson Place to the north
- Kanowna Street to the east
- Ann Street to the west
- the rear of properties facing Cecil Street to the south

The area includes the following property addresses:

- 1-57 Nelson Place, Williamstown
- 17-23 Ann Street, Williamstown
- 15-27 Aitken Street, Williamstown
- 20 Kanowna Street, Williamstown

Figure 2: Former Port Phillip Woollen Mill Williamstown Development Contributions Plan Area



3. Strategic Planning Framework

In 2008, the Hobsons Bay Industrial Land Management Strategy identified the FPPWM site (as part of Precinct 20) as a strategic redevelopment area, with potential to transition from industrial to residential uses.

From that time, the planning framework to support the redevelopment of the FPPWM has been developed through Council strategies and policies, development proposals, a Ministerial appointed Advisory Committee, community consultation and various amendments to the Hobsons Bay Planning Scheme.

Relevant clauses from the Hobsons Bay Planning Scheme, outlining the strategic basis for this DCP are as follows:

State Planning Policy Framework - Clause 19.03 Infrastructure

Objective

- To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans.

Strategies

- Prepare Development Contributions Plans, under the *Planning and Environment Act 1987* to manage contributions towards infrastructure.
- Collect development contributions on the basis of an approved Development Contributions Plan.

Municipal Strategic Statement - Clause 21.02 Key Issues

- Pressure to rezone and develop Strategic Redevelopment Areas prior to completion of a necessary planning framework.
- Accommodating urban growth largely in Strategic Redevelopment Areas to facilitate urban consolidation.
- Providing new and replacing ageing infrastructure to meet the needs of existing and future residents, businesses and industries in response to increasing populations, particularly in and around Strategic Redevelopment Areas.
- Ensuring the provision of appropriate community and social infrastructure to integrate new residential neighbourhoods within established areas.

Municipal Strategic Statement - Clause 21.03-2 Strategic Redevelopment Areas

Objective

- To successfully manage the transition and strategic redevelopment of redundant industrial areas identified as Strategic Redevelopment Areas through the development of Outline Development Plans (i.e. a master plan) or other appropriate planning controls to achieve net community benefit.

Strategies

- Ensure the provision of appropriate community infrastructure or an adequate contribution to support new communities.

Municipal Strategic Statement - Clause 21.10 Infrastructure

Objective

- To deliver necessary community infrastructure to enhance the liveability of Hobsons Bay residents.

Strategies

- Provide appropriately located community facilities and services in response to community needs.
- Facilitate the provision of a range of well designed community facilities and services which meets the needs and lifestyles of the community to provide for a better quality of life.
- Ensure that the cost of new road and transport infrastructure required to serve specific development is met by the developer.

Overlays - Clause 43.02-11 Design and Development Overlay – Schedule 11

The Design and Development Overlay Schedule 11 (DDO11) identifies that the FPPWM site is affected by specific requirements relating to design and built form of new development. A development in this area should be in accordance with the design objectives within DDO11. The DDO11 provides the parameters for expected development within the FPPWM site and this DCP.

Overlays Clause 45.06-1 Development Contributions Plan Overlay – Schedule 1

On 18 June 2015, The Minister for Planning, acting as the Planning Authority for the FPPWM site, approved Amendment C105 to the Hobsons Bay Planning Scheme, to introduce Development Contributions Plan Overlay – Schedule 1 on the FPPWM site.

The Development Contributions Plan Overlay implements the local planning policy objectives for strategic redevelopment areas in the Hobsons Bay Municipal Strategic Statement and the recommendation of the FPPWM Advisory Committee, which concluded that the preparation of a Development Contributions Plan for the purpose of levying contributions for the provision of works, services and facilities was an essential part of the planning framework for the site.

4. Infrastructure Funding Framework

The Minister for Planning established an Advisory Committee in 2010 to consider the best planning framework to support the redevelopment of the FPPWM site.

The Committee recommended that development contributions should apply and that new development in the FPPWM will meet 100 per cent of its share of the capital cost of planned and warranted infrastructure – as measured by its projected share of usage of the infrastructure – through development contributions collected under a DCP.

The Minister for Planning included a DCPO into the Hobsons Bay Planning Scheme in June 2015, requiring Council to prepare and incorporate a DCP into the Planning Scheme to ensure that development contributions apply.

The projects within this DCP have been identified from Council's 10 year Capital Works Plan.

This DCP will see new development in the FPPWM site contribute towards the cost of these planned infrastructure projects. Council will contribute the cost of infrastructure for existing development, through general rates. Council's Strategic Resource Plan 2015 –19 (SRP) shows that Council is financially able to deliver the DCP with a forecasted average of approximately \$28 million will be spent each year on capital works and a focus on asset renewal.

5. Methodology

This DCP uses the cost apportionment methodology outlined in the State Government's *Development Contributions Guidelines March 2007*. The method is based on the nexus principle. A development is deemed to have a nexus with an infrastructure item if the occupants of, or visitors to, the site in question will make use of the infrastructure in question. Costs are apportioned according to the projected share of infrastructure usage.

The methodology used to prepare this DCP is:

- define the infrastructure assets needed in the area that will service the FPPWM
- identify the main catchment area for each infrastructure project, including existing and new development
- project the growth in demand units in each catchment area over the life of the plan, to the end of year 2025, using population projections for the catchment areas
- adjust the cost of each infrastructure items downwards in line with the estimated share of usage coming from outside each project's main catchment area, (external usage)
- divide the infrastructure cost by the number of demand units to arrive at a charge per demand unit for each project
- aggregate all charges for projects in a particular charging area to arrive at a total charge for Community Infrastructure and Development Infrastructure

The DCP in practice is used to charge new development for its share of infrastructure cost. On this basis, existing development is not charged through this funding tool – but is taken into account in the calculation of charges.

The proportion of infrastructure costs attributable to existing development will be funded by means other than development contributions, such as general rates.

6. Infrastructure Projects

There are 14 infrastructure projects and one planning project included in this DCP as follows:

- five community facility projects
- six drainage projects
- one road/path project
- two public realm projects
- one planning project (the preparation costs for this DCP)

Table 1 on page 13 summarises the DCP projects. More detailed information about each project, including the cost, scope of works, delivery date and catchment is contained in Appendix 1 to this report. The location of each project is shown in Figure 3 on page 14.

The DCP contains five 'community infrastructure' projects and ten "development infrastructure" projects (including one planning project). All road, drainage, public realm and planning infrastructure works are classified as 'development infrastructure'.

The projects have been identified through Council's strategic asset management planning and capital works budget planning.

Other infrastructure projects may be warranted or completed in the area. However, at the time of the preparation of the DCP, these were omitted for various reasons.

As development proceeds in the FPPWM, it may have impacts on infrastructure, which could not have been reasonably factored into this DCP. For example, the particular design proposals or construction processes involved may have unanticipated or difficult to measure impacts on road layout or local drainage configuration. Should such unanticipated impacts arise, they will be mitigated via appropriate conditions on planning permits.

Table 1: Former Port Phillip Woollen Mill Development Contributions Plan Infrastructure Projects

Project No.	Project Name
Community Infrastructure	
1	Dennis Reserve, Williamstown
2	Fearon Reserve, Williamstown
3	JT Gray Reserve, Williamstown North
4	Williamstown Mechanics Institute
5	Williamstown Town Hall
Development Infrastructure	
6	Drainage - Aitken Street, Williamstown
7	Drainage - Ann Street, Williamstown
8	Drainage - Cecil Street, Williamstown
9	Drainage - Cole Street / Parker Street, Williamstown
10	Drainage - Electra Street, Williamstown
11	Drainage - Hanmer Street, Williamstown
12	Road/Path - Coastal Trail, Williamstown (Nelson Place, The Strand)
13	Public Realm - Williamstown Heritage Elm Tree Replacement Program
14	Public Realm - Street and Park Tree planting in the suburb of Williamstown
15	Planning - Development Contributions Plan preparation

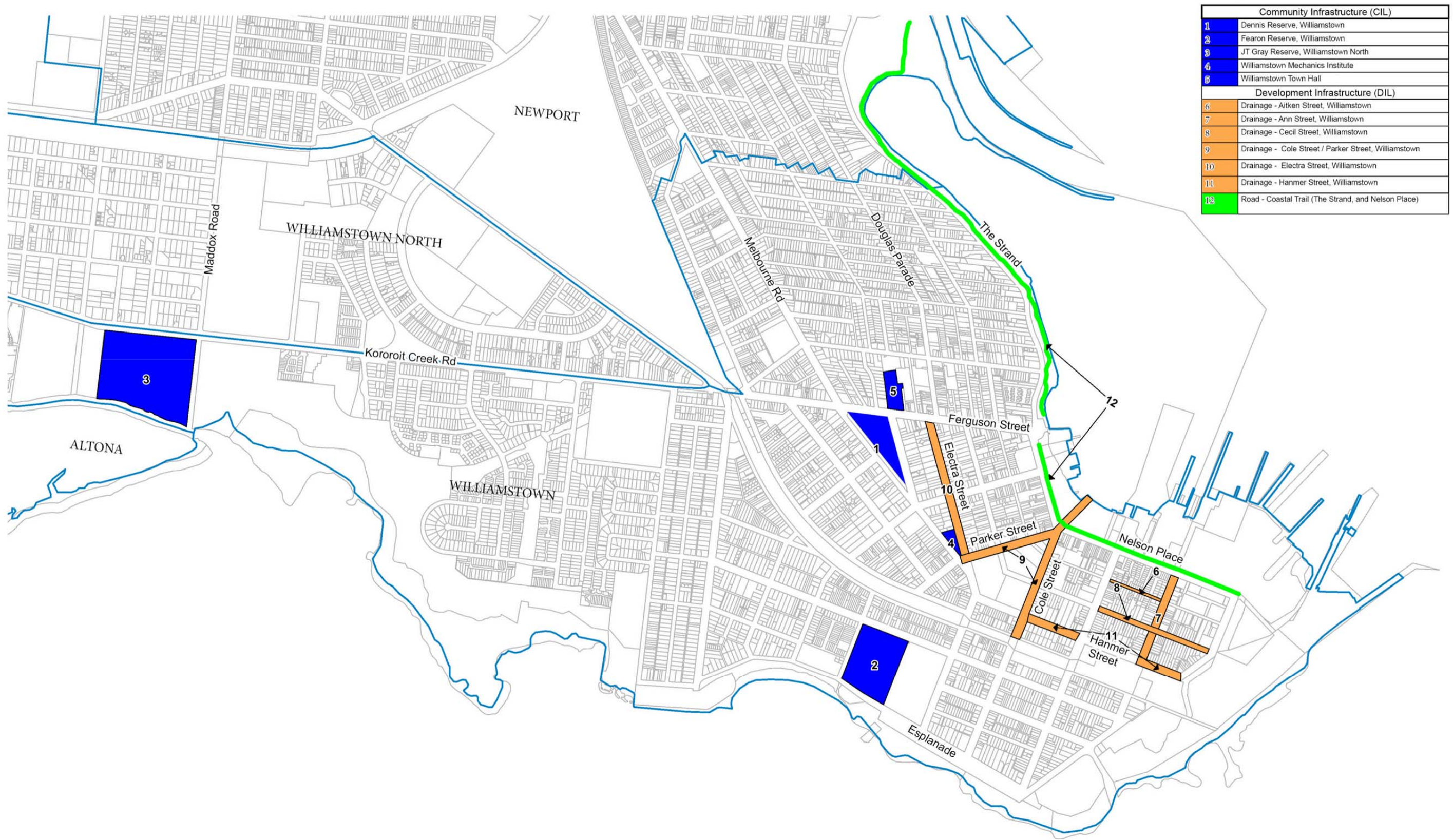


Figure 3. Location of Projects included in the Former Port Phillip Woollen Mill Development and Contributions Plan

7. Charge Areas

The 'charge areas' used in the DCP are based on the 'Travel Zone' geography used in the Victorian Integrated Transport Model (VITM), the Department of Transport's strategic transport demand model (see Figure 3).

A charge area is an area where the same infrastructure levies apply to all demand units. Charge areas are created by aggregating analysis areas with common levies for common infrastructure projects. The purpose of creating charge areas is to simplify how infrastructure levies are applied within the planning scheme.

Travel Zones are at a similar scale to the ABS's SA1 geography and represent the most granular spatial data set available for the definition of local infrastructure catchment areas.

Other approved DCPs in Victoria have used significantly more aggregated spatial data sets for this purpose. In some cases, whole suburbs have been used for the definition of catchments. While this may be appropriate for municipality-wide DCPs, a finer grain approach is warranted for more localised DCPs to manage the cross-subsidy issue.

SGS has developed small area population, dwelling and employment forecasts for all 5,595 travel zones in Victoria. The population and dwelling forecasts are benchmarked to *Victoria in Future 2015* projections at the Local Government Area (LGA) level, i.e. the total number of dwellings/population in travel zones in each LGA is equal to the VIF 2015 projections for the respective LGA.

The area covered by the Development Contributions Plan Overlay – Schedule 1, as shown in Figure 2 on page 7 was used as a 'charge area' for Project 15 of the DCP. Project 15 was the planning and preparation of this DCP to be funded solely by new development with the FPPWM.

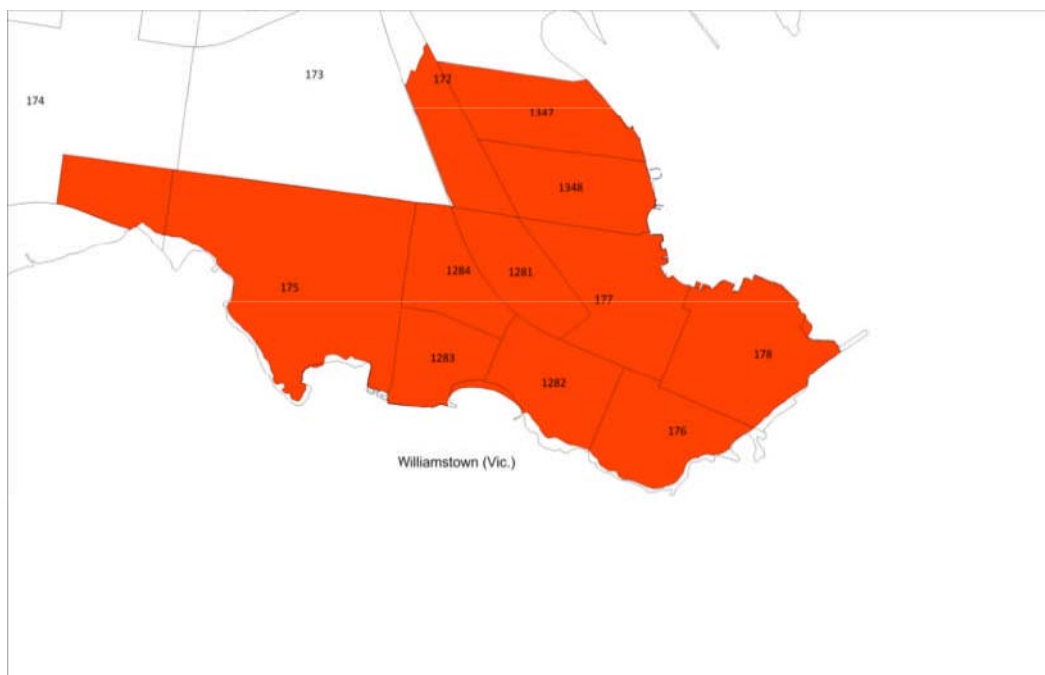


Figure 3
DCP
Charge
Areas

8. Demand Units

The DCP includes a calculation of the level of demand that existing and new development will make on each infrastructure project so that it can apportion the cost of the infrastructure to the users of the development. A demand unit is an individual unit that provides the basis on which infrastructure levies are calculated and charged. For the purpose of this DCP, one dwelling equals one demand unit.

This DCP contains five infrastructure categories: community facilities, drainage, road/paths, public realm and planning. Residential development will make use of (demand) all five infrastructure categories and to all these items. Industrial and commercial development is deemed to make use of roads and drainage only.

Projections for all major anticipated development types (residential, commercial and industrial) to the year 2025 for each of the charge areas are summarised in Table 2.

Table 2: Development Projections

	Residential (dwellings)		Commercial (jobs)		Industrial (jobs)	
	2015	2025	2015	2025	2015	2025
Williamstown	5,891	6,742	4,603	5,433	1,654	1,825
Williamstown North	490	569	1,089	1,254	1,262	1,444
Hobsons Bay (LGA)	36,106	41,329	21,928	23,680	17,476	17,454

SOURCE: Residential forecasts – VIF data disaggregated to Travel Zones by SGS. Commercial and Industrial forecasts calculated by SGS using existing floorspace estimates provided by Opteon Group, from the Hobsons Bay City Council Property Valuation Database.

In recognition of the fact that different land uses place varying demand loadings on relevant infrastructure projects per unit area of development, commercial and industrial development has been converted to an 'equivalent demand unit' and expressed in terms of 'dwellings' to calculate the total demand for each charge area and infrastructure project.

Commercial and industrial land uses were converted into this 'Demand Unit' based on equivalence ratios, prescribed on page 45 of the *Development Contributions Guidelines March 2007* and shown in Table 3. Commercial and industrial demand on infrastructure is then expressed in terms of 'dwellings' to calculate the total demand units for each charge area and project.

Table 3: Equivalence Demand Units

	Roads	Drainage
Commercial	25.5sqm = 1 demand unit	154.8sqm = 1 demand unit
Industrial	132sqm = 1 demand unit	183.6sqm = 1 demand unit

9. Development Contributions Rates

The development contributions rate for this DCP is \$2,481.24, comprising a rate of \$912.56 for community infrastructure and \$1,568.68 for development infrastructure.

The basis of this charge is illustrated in Tables 4 and 5.

Development contributions amounts have been calculated for prices at 1 July 2015 and are expressed in 2015 dollar values and exclude GST.

The development contributions rates must be adjusted annually on 1 July each year to reflect movements in the consumer price index (CPI).

Within 14 days of the revised calculations being made, Hobsons Bay City Council will publish a notice of the amended contributions in a newspaper circulating in the municipality.

Table 4: Summary of Development Contributions

Infrastructure Category	Contribution \$ per demand unit	Forecast Overall % Contribution
Community Infrastructure	\$912.56	5.2
Drainage	\$1,380.18	28.3
Roads/Paths	\$12.10	1.9
Public Realm	\$163.90	11.9
Planning	\$12.50	100
Total	\$2,481.24	10.2

Table 5: Contributions per infrastructure item / project

ID	Project type	Project Name	Project Cost	Total demand units in project catchment	Contribution per demand unit	Total contribution amount
Community Infrastructure						
1	Community facility	Dennis Reserve, Williamstown	\$1,500,000	7,311	\$205.17	\$164,136
2	Community facility	Fearon Reserve, Williamstown	\$1,030,000	7,311	\$140.88	112,704
3	Community facility	JT Gray Reserve	\$2,500,000	7,311	\$341.95	\$273,560
4	Community facility	Williamstown Mechanics Institute	\$5,760,000	41,329	\$139.37	\$111,496
5	Community facility	Williamstown Town Hall	\$3,000,000	41,329	\$72.59	\$58,072
Development Infrastructure						
6	Drainage	Aitken Street, Williamstown	\$274,154	2,090	\$131.17	\$104,936
7	Drainage	Ann Street, Williamstown	\$625,000	2,090	\$299.04	\$239,232
8	Drainage	Cecil Street, Williamstown	\$402,920	2,090	\$194.78	\$154,224
90	Drainage	Cole Street / Parker Street, Williamstown	\$1,234,035	3,201	\$385.52	\$308,416
10	Drainage	Electra Street, Williamstown	\$962,903	3,911	\$246.20	\$196,960
11	Drainage	Hanmer Street, Williamstown	\$401,643	3,201	\$125.42	\$100,376
12	Roads/Paths	Coastal Trail	\$500,000	41,329	\$12.10	\$9,680
13	Public realm	Williamstown Heritage Elm Trees	\$605,000	6,742	\$89.74	\$71,792
14	Public realm	Park and Street Trees	\$500,000	6,742	\$74.16	\$59,328
15	Planning	Preparation of Development Contributions Plan	\$10,000	800	\$12.50	\$10,000

10. Payment of Contributions

Proponents of residential development anywhere included in the Development Contributions Plan Area, as depicted in Schedule 1 to the Development Contributions Plan Overlay in the Hobsons Bay Planning Scheme are liable to pay the development contributions. The development of land for a small second dwelling is exempt from this liability.

Payment of development contributions is to be made in cash to the Collecting Agency for the DCP.

Hobsons Bay City Council is the Collecting Agency for the DCP. GST is not payable on development contributions.

Payment of Development Infrastructure

For development of land where no subdivision is proposed

Provided a Development Infrastructure Levy has not already been paid in respect to the land, a Development Infrastructure Levy must be paid to the Collecting Agency in accordance with the provisions of this DCP for each Demand Unit proposed to be developed prior to the commencement of any development.

For Subdivision of Land

A Development Infrastructure Levy must be paid to the Collecting Agency (Hobsons Bay City Council), after certification of the relevant plan of subdivision and prior to the issue of a Statement of Compliance in respect of that plan under the *Subdivision Act 1988*.

Where the subdivision is to be developed in stages, the Development Infrastructure Levy for that stage only must be paid to the Collecting Agency within the time specified provided that a Schedule of Development Contributions is submitted with each stage plan of subdivision. The schedule must show the amount of development contributions payable for each stage and value of the contribution in respect to prior stages to the satisfaction of the Responsible Authority (Hobsons Bay City Council).

Payment of Community Infrastructure

Payment of the Community Infrastructure levy is to be made prior to a Building Permit being issued under the *Building Act 1993*.

Works in Kind

It is envisaged that Council will deliver the infrastructure works in the DCP, however Council may permit development proponents to undertake works in lieu of cash contributions, providing that:

- The works constitute projects funded by the Development Contributions Plan
- Council agrees that the timing of the works would be consistent with the orderly planning of the area
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions, as requested by Council having regard to the requirements of the *Local Government Act 1993*
- Works must be provided to a standard that generally accords with that specified in DCP, unless an alternative is agreed by Council and the development proponent
- Detailed design must be approved by Council and the development proponent and must generally accord with the standards outlined in the DCP unless an alternative is agreed by Council and the development proponent
- The construction of works must be completed to the satisfaction of Council and the development proponent
- There should be no negative financial impact on the DCP to the satisfaction of Council
- In particular, the works will only be accepted in lieu of a financial contribution required by the DCP to the extent that they constitute part or all of the design of the infrastructure item and reduce the cost to complete that design, to the satisfaction of Council. Temporary works will not be accepted as works in kind
- The arrangement accords with any Works in Kind Policy developed by Council

Variation to the Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

The collecting agency **must** publish the adjusted amount of the CIL payable under this DCP on its website.

11. Infrastructure Project Delivery

The DCP has a ten year timeframe, commencing from the start of the 2015/16 financial year, when the DCPO was applied, and ending at the end of the 2025/26 financial year.

Hobsons Bay City Council is the Development Agency for the DCP and each infrastructure project. Hobsons Bay City Council will undertake all infrastructure projects listed in this DCP.

Actual project delivery may occur at any time within the ten year timeframe of the Plan.

12. Funds Administration and Reporting

The administration of contributions made under the Development Contributions Plan will be transparent and demonstrate the following:

- Amount and timing of funds collected
- Source of the funds collected
- Amount and timing of expenditure on specific projects
- Projects on which expenditure was made
- Account balances for individual projects
- Details of works in kind arrangement for projects
- Pooling or quarantining of funds to delivery specific projects where applicable

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the *Local Government Act 1989* (Part 3b section 46Q(1)(a)). All monies held in this account will be used solely for the provision of infrastructure listed in this DCP.

Council will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this DCP through a separate set of audited financial statements.

The DCP will be reviewed at the time that the Municipal Strategic Statement is reviewed to ensure that it reflects the current strategic planning in the municipality.

If Council resolves not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used to provide other works, services and facilities as approved by the Minister responsible for the *Planning and Environment Act 1987*. In the event that a suitable substitute project cannot be identified and completed by the end of the Development Contributions Plan ten year timeframe, the development contributions for the uncompleted project will be refunded to the payee (developers, and/or landowners) subject to these infrastructure changes.

Appendix 1
Infrastructure Project Sheets

FPPWM Development Contribution Plan 2015-2025

Community Infrastructure Dennis Reserve, Williamstown

Cost	\$1,500,000
Notional timing	2016-25
Description	Dennis Reserve is a popular community space used by a wide range of groups including the Williamstown Central Tennis Club, Williamstown Bowling Club and various community groups. There is also a kindergarten and maternal child health adjacent to the reserve. The reserve also has heritage values and is located at an important gateway to the Williamstown Civic and Commercial Precinct.
Scope of Works	Implementation of recommendations for works in accordance with the Dennis Reserve Master Plan, currently being prepared.
Location	Corner Lyons Street and Melbourne Road, Williamstown DCP Map Reference 1 Melway Map 56 B8, C9
Strategic Basis for Project	Hobsons Bay Sport and Recreation Strategy 2014 Hobsons Bay Heritage Study Long Term Plan for Dennis Reserve, May 2015
Catchment	Suburbs of Williamstown and Williamstown North
Cost Source	Hobsons Bay City Council estimate based on precedent comparison of community infrastructure improvements on reserve of similar nature
Design Standards	Hobsons Bay Engineering and Landscaping Design Standards

Community Infrastructure Fearon Reserve, Williamstown

Cost	\$1,030,000
Notional timing	2016 - 25
Description	<p>Fearon Reserve is an open space recreation area of approximately 27,600m² that can be used for most sporting activities. It has two main playing fields that are used throughout the year by:</p> <ul style="list-style-type: none"> • Williamstown Seagulls FIDA (Football Integration Development Association) • Williamstown Imperial Cricket Club • Williamstown Lacrosse Club • Williamstown Ladies Lacrosse Club • Williamstown CYMS Cricket Club • Williamstown CYMS Football Club
Scope of Works	Implementation of the Fearon Reserve master plan, which includes upgrade works to the playing fields and buildings on site.
Location	Esplanade / Osborne Street, Williamstown DCP Map Reference 2 Melway Map 56 B10
Strategic Basis for Project	Hobsons Bay Sport and Recreation Strategy 2014 Fearon Reserve Master Plan 2013
Catchment	Suburbs of Williamstown and Williamstown North
Cost Source	Independent Estimated Construction Cost Report Endeavour Turf Products Pty Ltd 22 October 2015 Hobsons Bay City Council estimate based on other reserve improvements
Design Standards	Contemporary Turf Construction Practices

Community Infrastructure

JT Gray Reserve, Williamstown

Cost	\$2,500,000
Notional timing	2020-25
Description	<p>JT Gray Reserve is predominantly a sporting reserve, approximately 7.9 ha in size, featuring a car park, shelter, toilets, cricket pitch, soccer pitch and sports fields.</p> <p>Community organisations operating here include:</p> <ul style="list-style-type: none"> • Barnestoneworth United Football Soccer Club (east side) • St John Williamstown Cricket Club • Williamstown Congregational Cricket Club Inc. • FC Williamstown (west side) • Williamstown Soccer Club
Scope of Works	<p>Implementation of the JT Gray Reserve Master Plan which may include:</p> <ul style="list-style-type: none"> • demolition and replacement of the existing pavilion • installation of new turf • reconfiguration of sporting fields
Location	<p>Kororoit Creek Road, Williamstown DCP Map Reference 3 Melway Map 55 D8</p>
Strategic Basis for Project	<p>Hobsons Bay Sports and Recreation Strategy 2014 Open Space Plan Kororoit Creek Regional Strategy JT Gray Reserve Master Plan 2012 - 2021</p>
Catchment	Suburbs of Williamstown and Williamstown North
Cost Source	JT Gray Reserve Master Plan 2012-2021 Cost Plan
Design Standards	<p>Hobsons Bay City Council Design Standards Relevant Australian Standards</p>

Community Infrastructure Williamstown Mechanics Institute

Cost	\$5,760,000
Notional timing	2016-25
Description	<p>The Williamstown Mechanics Institute is one of the city's key heritage buildings used as a theatre, arts and cultural community event space and venue. The Williamstown community is passionate about the arts. Community organisations that regularly use and tenant the building are the Williamstown Theatre Company, Williamstown Film Society and the Williamstown Historical Society. The venue is available for hire by the community, professional and community performances, concerts, ceremonies, seminars and presentations. It is a fully equipped theatre with a full lighting rig, audio-visual equipment, a cyclorama and state of the art PA system. The venue seats 182 audience members with function rooms/spaces for up to 50 people. There is also a historic cottage on the site.</p>
Scope of Works	Building Restoration Works in accordance with the Mechanics Institute Conservation Management Plan
Location	<p>Electra Street, Williamstown DCP Map Reference 4 Melway Map 56 D9</p>
Strategic Basis for Project	<p>Hobsons Bay Planning Scheme Hobsons Bay Heritage Study Mechanics Institute Conservation Management Plan</p>
Catchment	Municipality of Hobsons Bay
Cost Source	<p>Mechanics Institute Master Plan Cost report Browse Quantity Surveyors Pty Ltd 1 July 2015</p>
Design Standards	Mechanics Institute Conservation Management Plan





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1 July 2015

Ref: 10581-03

Hobsons Bay City Council
C/- Lovell Chen
Level 5, 176 Wellington Parade
East Melbourne Vic 3002

Attention: Anne-Marie Treweeke

Dear Anne-Marie,

**RE: WILLIAMSTOWN MECHANICS INSTITUTE HERITAGE STUDY
MASTER PLANNING**

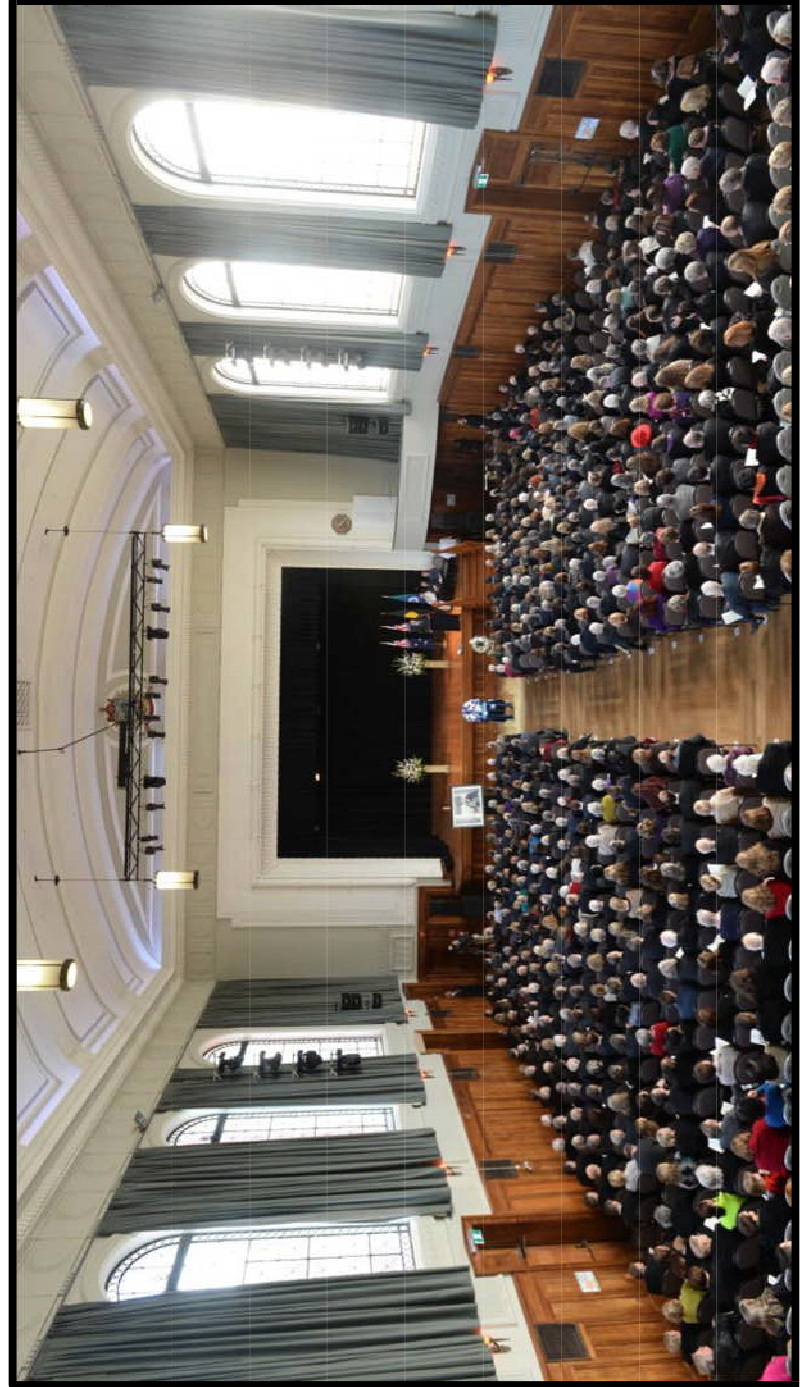
As requested, we have prepared a revised cost plan at Stage A for the above project, based on information received by us up to 1 July 2015.

Our estimate of the anticipated total cost is \$5,760,000, for a fixed price contract at February 2016 cost levels and a summary follows:

Urgent Works	\$	135,000
Priority A Works	\$	1,841,000
Priority B Works	\$	168,000
Priority C Works	\$	563,000
New Works	\$	1,856,000
Hazardous Materials Removal and Remedial Works	\$	80,000
Anticipated Total Tender Price (Excluding GST)	\$	4,643,000
Contract Contingency	\$	464,000
Professional Fees	\$	613,000
Authority Contribution and Headworks Charges (As Advised)	\$	40,000
Anticipated Total Project Cost (Excluding GST) (Fixed Price Contract – February 2016)	\$	5,760,000

Community Infrastructure Williamstown Town Hall

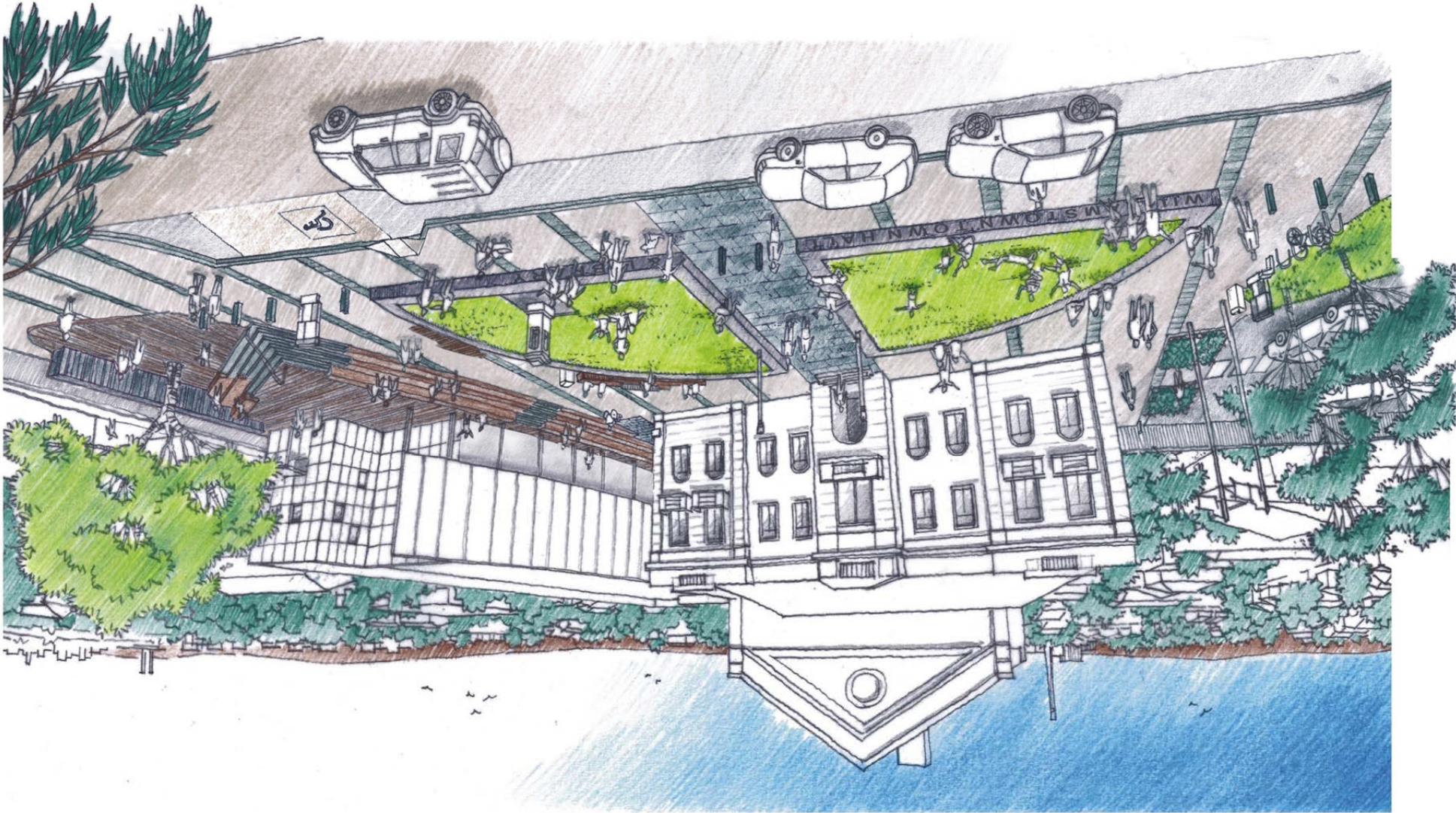
Cost	\$3,000,000
Notional timing	2015–22
Description	The Williamstown Town Hall is an important iconic heritage building in the Principal Civic Precinct of Williamstown. The Town Hall is available for use and hire for a range of functions and community events, including concerts, receptions, fundraisers, ceremonies, performances, expos, cultural and civic events, conferences and meetings. It also contains Council's 'Meals on Wheels' Distribution Centre.
Scope of Works	<p>Implementation of Stage 4 of the Williamstown Town Hall Conservation Management Plan and improvements to the Town Hall external environs.</p> <p>Restoration works to the building which may include:</p> <ul style="list-style-type: none"> • replacement of the Supper Room floor and substructure • code compliance upgrade of mechanical and electrical services to the Ballroom and Supper Room areas • upgrading of amenities, including toilets • underground services works <p>External works which may include:</p> <ul style="list-style-type: none"> • construction of paved forecourt and associated landscaping • reconstruction of the car park on the corner of Ferguson Street and Lenore Crescent
Location	Ferguson Street, Williamstown DCP Map Reference 5 Melway Map 56 C8
Strategic Basis for Project	Hobsons Bay Planning Scheme Hobsons Bay Heritage Study Williamstown Town Hall Conservation Management Plan
Catchment	Municipality of Hobsons Bay
Cost Source	Building Works (\$1.7 million) - Williamstown Town Hall Conservation Management Plan, contract price, variations Car Park/Forecourt Landscaping (\$1.3 million) - Outlines Landscape Architects cost estimate Cost precedents for similar works
Design Standards	Williamstown Town Hall Conservation Management Plan Hobsons Bay City Council Engineering and Landscape Standards



Williamstown Town Hall & Library Precinct

February 2012

Town Hall Forecourt



**Drainage
Aitken Street, Williamstown**

Cost	\$274,154.25
Notional timing	2016-2025
Description	New underground drainage between Thompson Street and Ann Street
Scope of Works	Detailed Design complete
Location	DCP Map Reference 6 Melway Map 56 D9
Strategic Basis for Project	Asset Management Program Condition Audit
Catchment	Travel Zone 178
Cost Source	Approved Contract Price
Design Standards	Hobsons Bay City Council Road Construction Standard

Drainage Ann Street, Williamstown

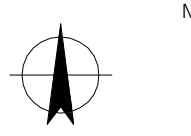
Cost	\$625,000
Notional timing	2015-16
Description	New underground drainage between Nelson Place and Hanmer Street
Scope of Works	Detailed Design Complete
Location	DCP Map Reference 7 Melway Map 56 E10
Strategic Basis	Roads Asset Management Program Heritage Study Heritage Streets and Laneways Policy
Catchment	Travel Zone 178
Cost Source	Contracted Price Hobsons Bay City Council Engineering Department Hobsons Bay City Council Annual Supply Contract
Design Standards	Hobsons Bay City Council Roads and Drainage Construction Standard



CITY OF HOBSONS BAY



ANN STREET DRAINAGE UPGRADE WILLIAMSTOWN 31ST TOWN 267



LOCATION OF WORKS
MELWAYS REF: 56 E10

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DRAWING LIST

- DRG No.
- 31-31267-C001
- 31-31267-C002
- 31-31267-C003
- 31-31267-C011
- 31-31267-C012
- 31-31267-C013
- 31-31267-C014
- 31-31267-C021
- 31-31267-C022
- 31-31267-C023
- 31-31267-C024
- 31-31267-C031

- DRAWING AND DRAWING LIST
- TITLE DETAILS AND LEGEND
- GENERAL BENCHMARKS PLAN
- KEY PLAN SHEET 1 OF 4
- DESIGN SHEET 2 OF 4
- DESIGN SHEET 3 OF 4
- DESIGN SHEET 4 OF 4
- DESIGN SECTION - SHEET 1 OF 4
- DRAINAGE SECTION - SHEET 2 OF 4
- DRAINAGE SECTION - SHEET 3 OF 4
- DRAINAGE SECTION - SHEET 4 OF 4
- DRAINAGE
- DRAINAGE

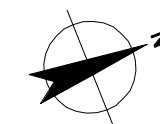


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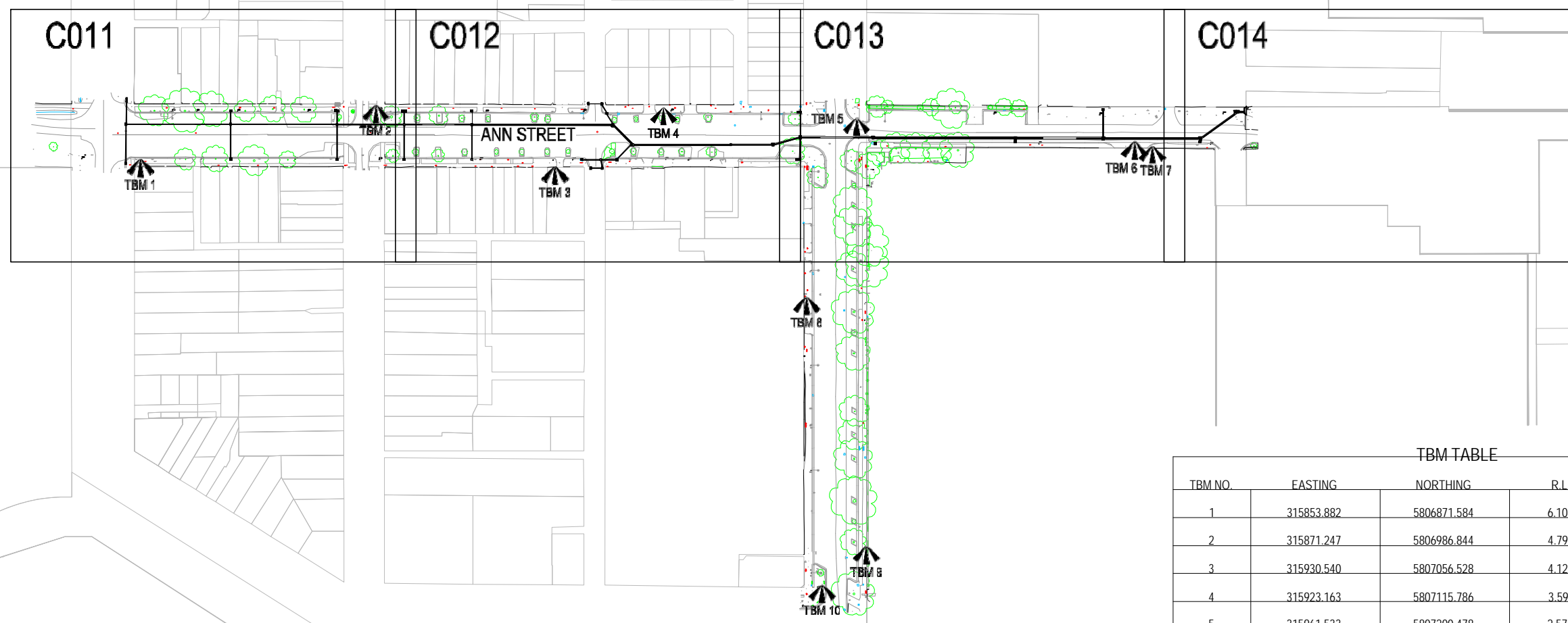
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						DO NOT SCALE <small>Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</small>		Drawn T. GARDINER Designer D. ALPHONSO Drafting Check D. TRUONG* Design Check D. TRUONG* Approved A. NORTHFIELD* (Project Director) Date 24.10.2014	Client Project Title CITY OF HOBSONS BAY ANN STREET DRAINAGE UPGRADE, WILLIAMSTOWN TITLE SHEET, LOCALITY PLAN AND DRAWING LIST
C	DETAILED DESIGN ISSUE	TCG	DT*	AN*	24.10.14			Scale AS SHOWN	Original Size A3
B	DRAFT DETAILED DESIGN ISSUE	TJ	DT*	ARB*	26.08.14			This Drawing must not be used for Construction unless signed as Approved	Drawing No: 31-31267-C001
A	ISSUED FOR APPROVAL	TCG	DA*	JA*	11.04.14				Rev: C



PORT PHILLIP BAY



TBM TABLE

TBM NO.	EASTING	NORTHING	R.L.	DESCRIPTION
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2	315871.247	5806986.844	4.796	RIVET
3	315930.540	5807056.528	4.123	RIVET
4	315923.163	5807115.786	3.591	RIVET
5	315961.533	5807200.478	2.575	RIVET
6	316021.291	5807321.338	2.265	NAIL
7	316026.387	5807328.606	2.409	RIVET
8	316033.177	5807146.535	2.061	NAIL
9	316155.801	5807129.509	1.940	NAIL
10	316165.168	5807102.678	1.871	RIVET



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Issue No.	Description	Drawn	Job Manager	Project Director	Date
C	DETAILED DESIGN ISSUE	TCG	DT*	AN*	24.10.14
B	DRAFT DETAILED DESIGN ISSUE	TJ	DT*	ARB*	26.08.14
A	ISSUED FOR APPROVAL	TCG	DA*	JA*	11.04.14



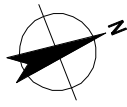
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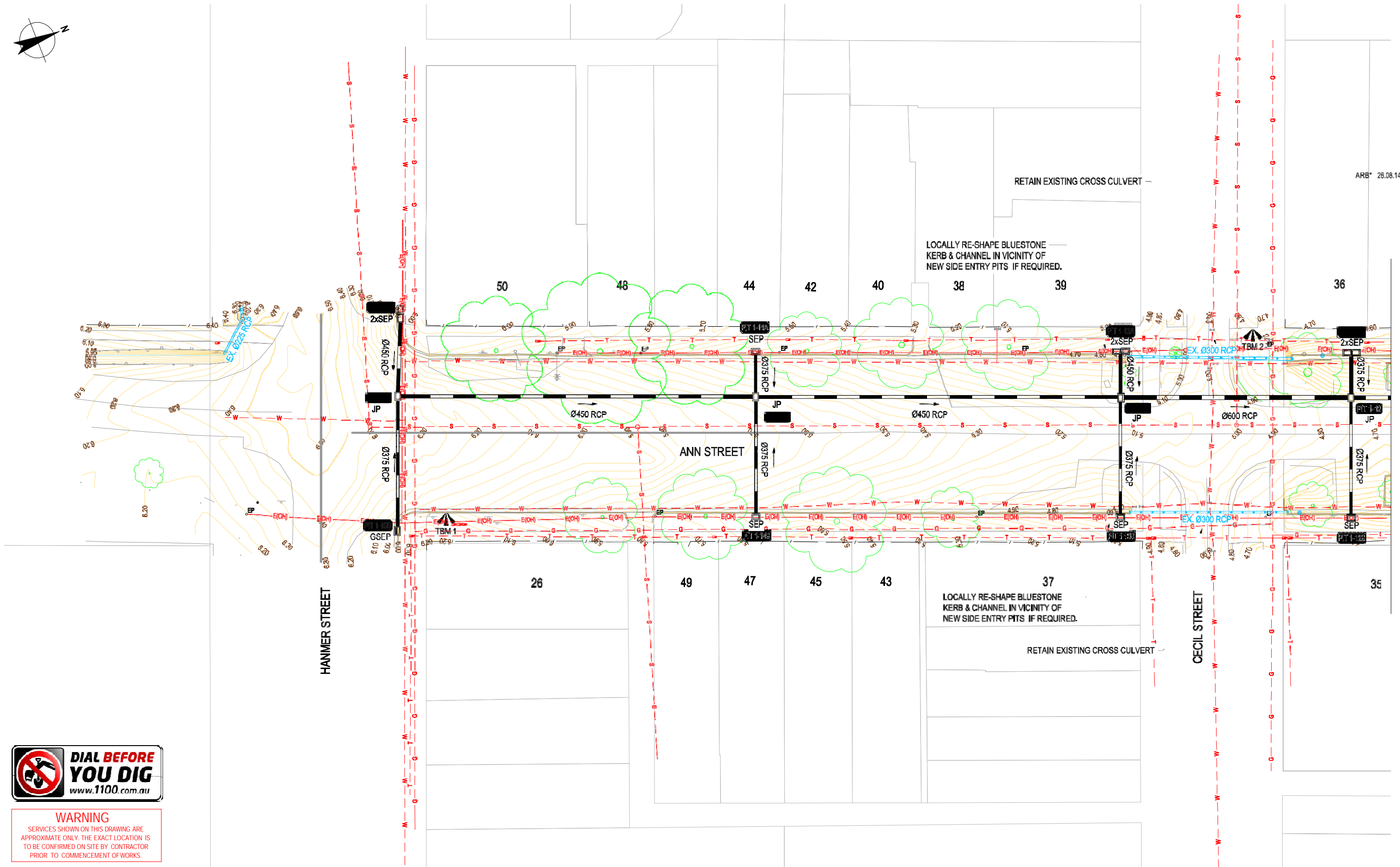
DO NOT SCALE	
Drawn T. GARDINER	Designer D. ALPHONSO
Drafting Check D. TRUONG*	Design Check D. TRUONG*
Approved A. NORTHFIELD* (Project Director) Date 24.10.2014	
Scale AS SHOWN	This Drawing must not be used for Construction unless signed as Approved

Client
Project
CITY OF HOBSONS BAY
ANN STREET DRAINAGE UPGRADE, WILLIAMSTOWN
KEY PLAN AND TEMPORARY BENCHMARKS PLAN

Original Size
A3 Drawing No: **31-31267-C003** Rev: **C**



ARB* 26.08.14



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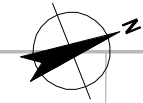
PRELIMINARY

C	DETAILED DESIGN ISSUE	TCG	DT*	AN*	24.10.14
B	DRAFT DETAILED DESIGN ISSUE	TJ	DT*	ARB*	26.08.14
A	ISSUED FOR REVIEW	TCG	DA*	JA*	11.04.14
Note: * indicates revision on original issue of drawing or last revision of drawing					
Drawn	Job Manager	Project Director	Date		

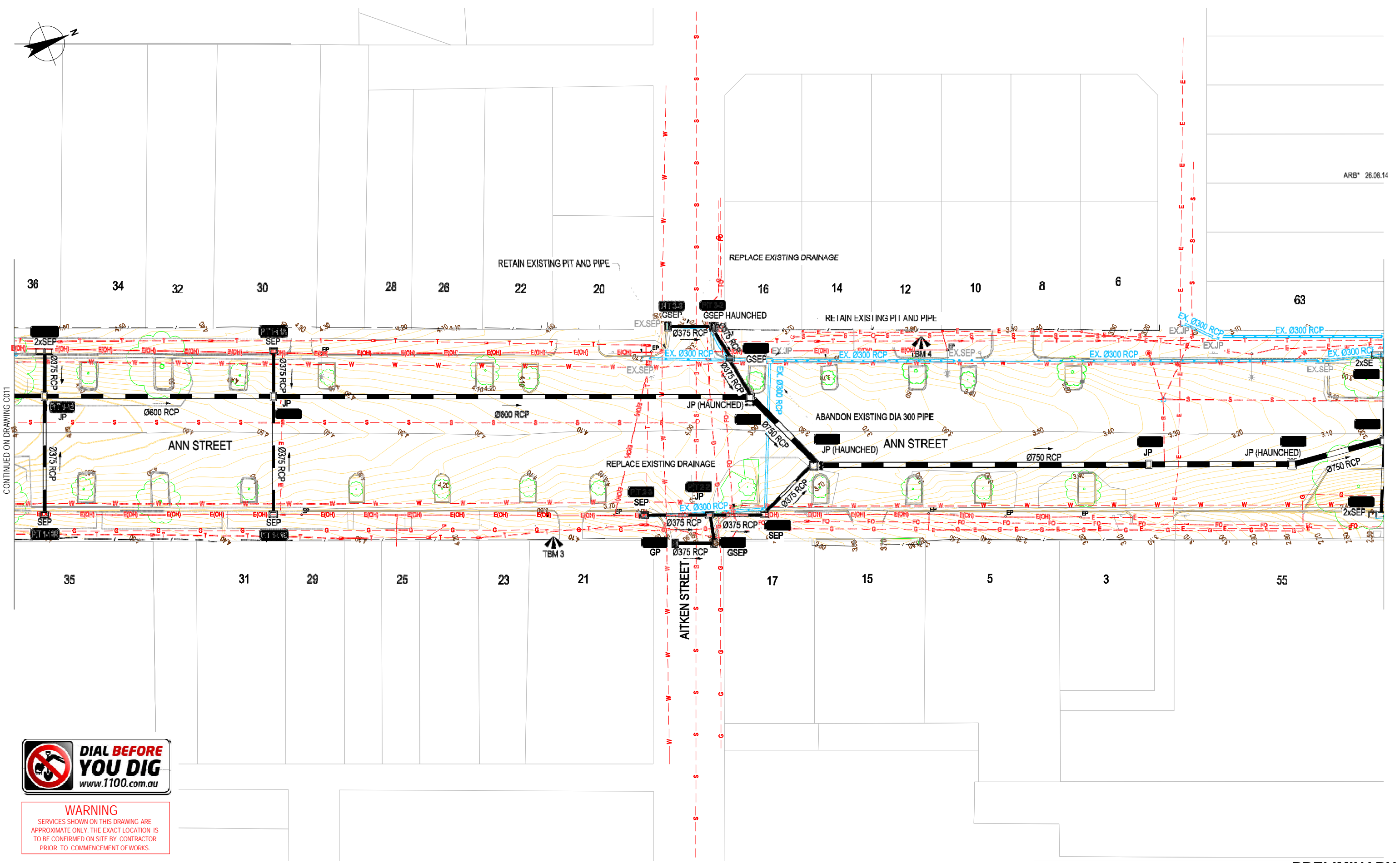


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	Approved A. NORTHFIELD* (Project Director)	Date 24.10.2014	Title DESIGN DETAILS PLAN - SHEET 1 OF 4
Scale AS SHOWN	This Drawing must not be used for construction unless signed as Approved		Original Size A3
			Drawing No: 31-31267-C011
			Rev: C



ARB* 26.08.14



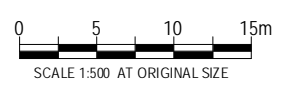
CONTINUED ON DRAWING C011

CONTINUED ON DRAWING C015 **PRELIMINARY**



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C	DETAILED DESIGN ISSUE	ICG	DT*	AN*	24.10.14
B	DRAFT DETAILED DESIGN ISSUE	TJ	DT*	ARB*	26.08.14
A	ISSUED FOR REVIEW	TCG	DA*	JA*	11.04.14
Note: * indicates significant revision or original issue of drawing or last revision of drawing		Drawn	Job Manager	Project Director	Date

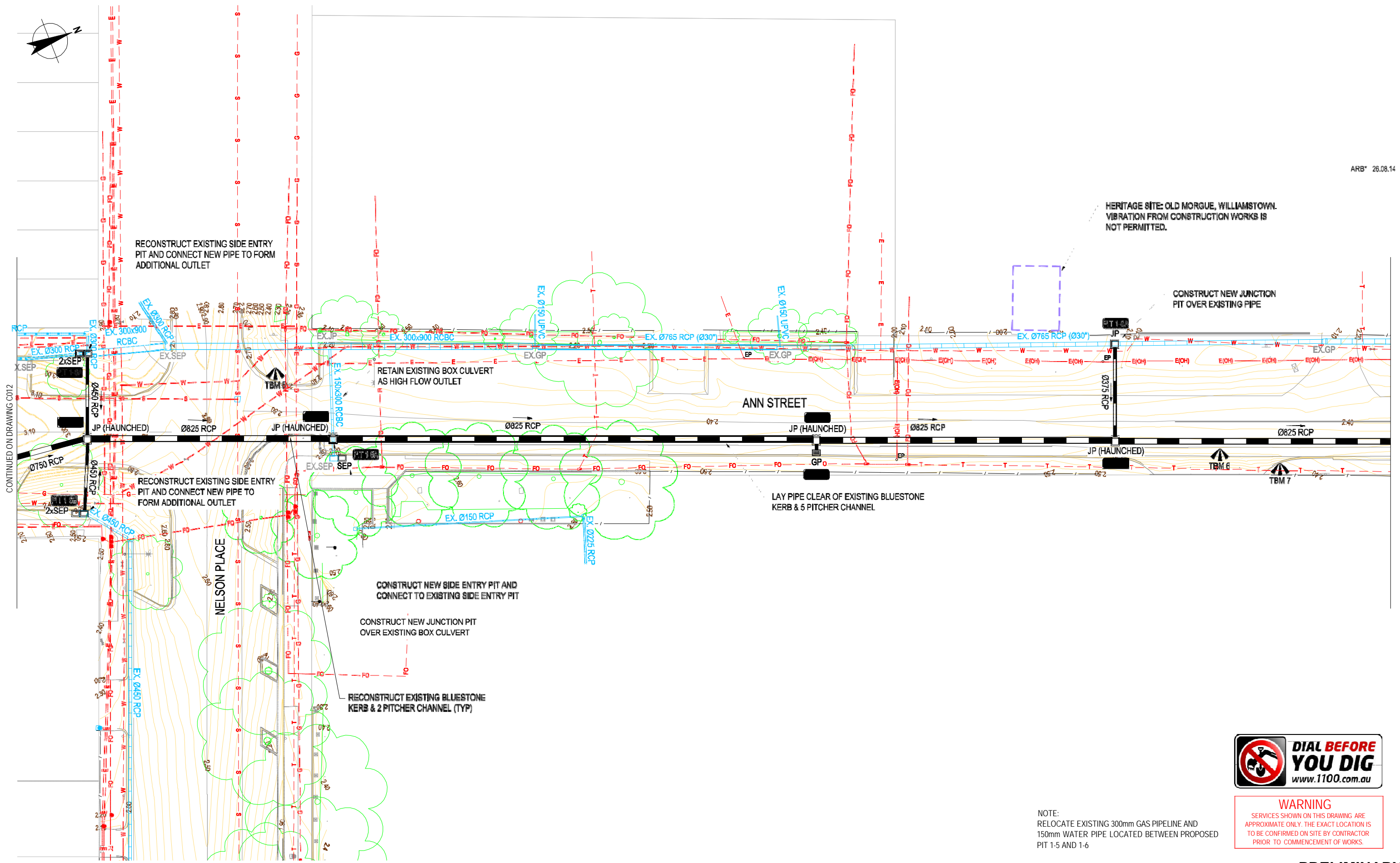


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	Approved A. NORTHFIELD* (Project Director)	
	Date 24.10.2014	
Scale AS SHOWN	This Drawing must not be used for Construction unless signed as Approved	

Client	CITY OF HOBSONS BAY
Project	ANN STREET DRAINAGE UPGRADE, WILLIAMSTOWN
Title	DESIGN DETAILS PLAN - SHEET 2 OF 4
Original Size	A3
Drawing No:	31-31267-C012
Rev:	C



CONTINUED ON DRAWING C012

HERITAGE SITE: OLD MORGUE, WILLIAMSTOWN.
VIBRATION FROM CONSTRUCTION WORKS IS NOT PERMITTED.

CONSTRUCT NEW JUNCTION PIT OVER EXISTING PIPE

RETAIN EXISTING BOX CULVERT AS HIGH FLOW OUTLET

LAY PIPE CLEAR OF EXISTING BLUESTONE KERB & 5 PITCHER CHANNEL

RECONSTRUCT EXISTING SIDE ENTRY PIT AND CONNECT NEW PIPE TO FORM ADDITIONAL OUTLET

RECONSTRUCT EXISTING SIDE ENTRY PIT AND CONNECT NEW PIPE TO FORM ADDITIONAL OUTLET

CONSTRUCT NEW SIDE ENTRY PIT AND CONNECT TO EXISTING SIDE ENTRY PIT

CONSTRUCT NEW JUNCTION PIT OVER EXISTING BOX CULVERT

RECONSTRUCT EXISTING BLUESTONE KERB & 2 PITCHER CHANNEL (TYP)

NOTE:
RELOCATE EXISTING 300mm GAS PIPELINE AND 150mm WATER PIPE LOCATED BETWEEN PROPOSED PIT 1-5 AND 1-6



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PRELIMINARY

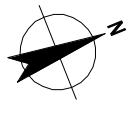
C	DETAILED DESIGN ISSUE	ICG	DT*	AN*	24.10.14
B	DRAFT DETAILED DESIGN ISSUE	TJ	DT*	ARB*	26.08.14
A	ISSUED FOR REVIEW	TCG	DA*	JA*	11.04.14
Note: * indicates the person original issue of drawing or last revision of drawing					
Drawn	Job Manager	Project Director	Date		



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	Approved A. NORTHFIELD* (Project Director)	Date 24.10.2014
Scale AS SHOWN	This Drawing must not be used for construction unless signed as Approved	

Client	CITY OF HOBSONS BAY
Project	ANN STREET DRAINAGE UPGRADE, WILLIAMSTOWN
Title	DESIGN DETAILS PLAN - SHEET 3 OF 4
Original Size	A3
Drawing No:	31-31267-C013
Rev:	C

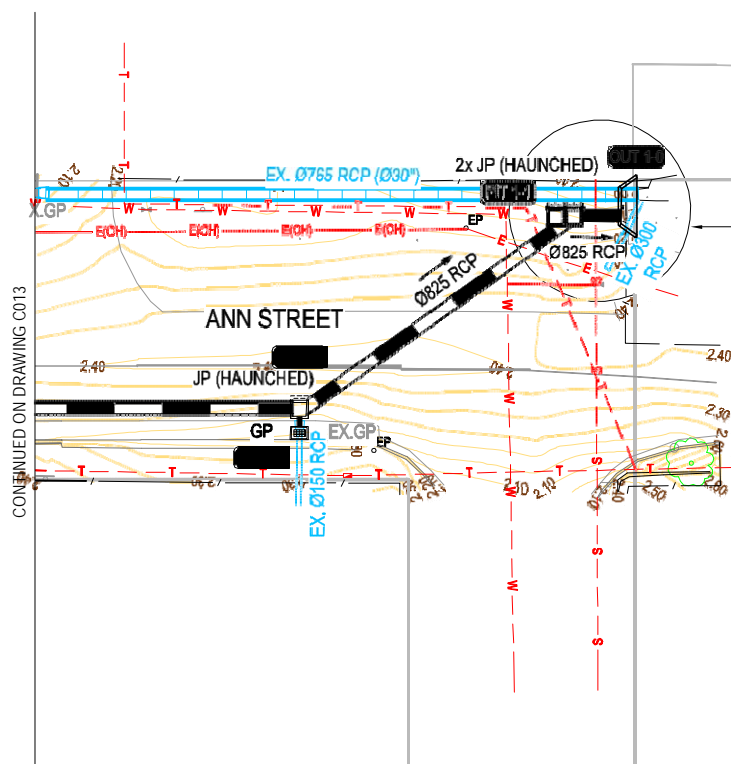


BOYD JETTY

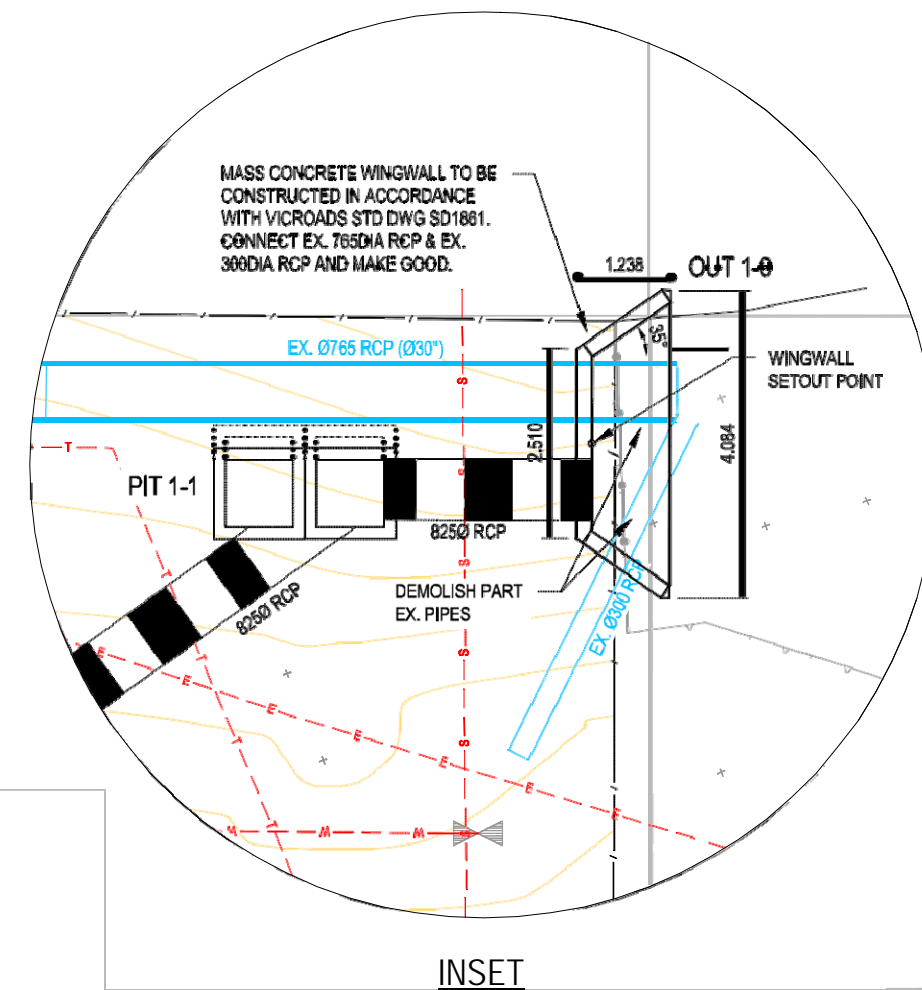
PORT PHILLIP BAY

ANN STREET PIER

WATERWAY
CONSTRUCTIONS
PTY. LTD.



SEE INSET FOR DETAILS



INSET

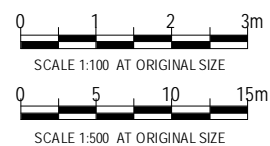
SCALE 1:100



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C	DETAILED DESIGN ISSUE	TCG	DT*	AN*	24.10.14
B	DRAFT DETAILED DESIGN ISSUE	TJ	DT*	ARB*	26.08.14
A	ISSUED FOR REVIEW	TCG	DA*	JA*	11.04.14
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	Approved A. NORTHFIELD* (Project Director) Date 24.10.2014	Scale AS SHOWN

Client	CITY OF HOBSONS BAY
Project	ANN STREET DRAINAGE UPGRADE WILLIAMSTOWN
Title	DESIGN DETAILS PLAN - SHEET 4 OF 4
Original Size	A3
Drawing No:	31-31267-C014
Rev:	C

Drainage Cecil Street, Williamstown

Cost	\$402,920
Notional timing	2015-16
Description	New underground drain Between Thompson and Kanowna Street
Scope of Works	Detailed design phase see attachment
Location	Cecil Street, Williamstown DCP Map Reference 8 Melway Map 56 E10
Strategic Basis for Project	Roads Asset Management Program Hobsons Bay Heritage Study Heritage Streets and Laneways Policy
Catchment	Travel Zone 178
Cost Source	Contracted Price Hobsons Bay City Council Engineering Department Hobsons Bay City Council Annual Supply Contract
Design Standards	Hobsons Bay City Council Roads and Drainage Construction Standard

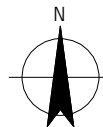
Drainage
Cole Street & Parker Street, Williamstown

Cost	\$1,234,035
Notional timing	2016-18
Description	New drainage in Cole and Parker Street with new connection to outfall drain from Parker and Cole Street across Commonwealth Reserve into the bay
Scope of Works	Detailed design required Concept Plan attached
Location	Cole and Parker Street, Williamstown DCP Map Reference 9 Melway Map 56 C9
Strategic Basis for Project	Roads Asset Management Program
Catchment	Travel Zones 177, 178
Cost Source	Independent Costing Provided by SMEC Australia Pty Ltd Hobsons Bay City Council Engineering Department Hobsons Bay City Council Annual Supply Contract Rates
Design Standards	Hobsons Bay City Council Engineering Standards

COLE ST AND PARKER ST DRAINAGE UPGRADE

WILLIAMSTOWN

31-31686



DRAWING LIST

DRG No.	DRAWING TITLE
31-31686-C001	TITLE SHEET, LOCALITY PLAN AND DRAWING LIST
31-31686-C002	GENERAL NOTES, TYPICAL DETAILS AND LEGEND
31-31686-C003	KEY PLAN AND TEMPORARY BENCHMARKS PLAN
31-31686-C011	DESIGN DETAILS PLAN - SHEET 1 OF 5
31-31686-C012	DESIGN DETAILS PLAN - SHEET 2 OF 5
31-31686-C013	DESIGN DETAILS PLAN - SHEET 3 OF 5
31-31686-C014	DESIGN DETAILS PLAN - SHEET 4 OF 5
31-31686-C015	DESIGN DETAILS PLAN - SHEET 5 OF 5
31-31686-C021	DRAINAGE LONGITUDINAL SECTION - SHEET 1 OF 6
31-31686-C022	DRAINAGE LONGITUDINAL SECTION - SHEET 2 OF 6
31-31686-C023	DRAINAGE LONGITUDINAL SECTION - SHEET 3 OF 6
31-31686-C024	DRAINAGE LONGITUDINAL SECTION - SHEET 4 OF 6
31-31686-C025	DRAINAGE LONGITUDINAL SECTION - SHEET 5 OF 6
31-31686-C026	DRAINAGE LONGITUDINAL SECTION - SHEET 6 OF 6
31-31686-C031	PIT SCHEDULE - SHEET 1 OF 2
31-31686-C032	PIT SCHEDULE - SHEET 2 OF 2

LOCALITY PLAN
NOT TO SCALE

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TENDER

	Drawn	Job Manager	Project Director	Date
C ISSUED FOR TENDER	AH	*DT	*AN	06.05.14
B DETAILED DESIGN ISSUE	AH	*DT	*AN	25.09.14
A ISSUED FOR APPROVAL	DT	*DT	*ARB	28.08.14
Note: *Not for issue or original issue of drawing or last revision of drawing				

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Drawn: A.HAMMERSCHLAG
Designer: A.HAMMERSCHLAG
Drafting Check: D.TRUONG
Design Check: D.TRUONG
Approved (Project Director):
Date:
Scale: ASSHOWN
This Drawing must not be used for Construction unless signed as Approved

Client: CITY OF HOBSONS BAY
Project: COLE ST AND PARKER ST DRAINAGE UPGRADE, WILLIAMSTOWN
Title: TITLE SHEET, LOCALITY PLAN AND DRAWING LIST
Original Size: A3
Drawing No: 31-31686-C001
Rev: C

NOTES:

1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF HOBSONS BAY, AND VICROADS STANDARDS WHERE REFERRED TO.
2. ALL DIMENSIONS IN METRES (UNLESS NOTED OTHERWISE).
3. ALL TBM AND TRAVERSE LINE SETOUT CO-ORDINATES ARE TO MGA94 AND AHD.
4. ALL WORK WITHIN ROAD RESERVE IS TO BE PERFORMED IN ACCORDANCE WITH AS1742.3.
5. ALL PIT LIDS, VALVE COVERS, ETC WITHIN THE WORK AREA ARE TO BE ADJUSTED TO SUIT THE NEW LEVELS.
6. ALL SERVICE AUTHORITIES TO BE NOTIFIED AND RELEVANT PERMITS RECEIVED PRIOR TO THE COMMENCEMENT OF ANY WORKS.
7. ALL SIGNS AND ROAD FURNITURE AFFECTED BY WORKS ARE TO BE REMOVED & REINSTATED FOLLOWING COMPLETION OF CONSTRUCTION WORKS.
8. ALL SERVICES TO BE PROVEN ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.
9. ALL ROAD CONSTRUCTION MATERIALS TO BE IN ACCORDANCE WITH THE SPECIFICATION.
10. ALL LINEMARKING TO BE IN ACCORDANCE WITH THE VICROADS TRAFFIC ENGINEERING MANUAL VOL 2 "SIGNS AND MARKINGS".
11. ALL LINEMARKING TO BE OF THERMOPLASTIC PAINT.
12. ALL PIPE BEDDING AND BACKFILL TO BE 20mm NOM. SIZE CLASS 3 CRUSHED ROCK AND AS PER CITY OF HOBSONS BAY STD DWG SD1.
13. THE FULL WIDTH AND DEPTH OF TRENCH ABOVE OVERLAY ZONE AS DEFINED BY AS3725 TO BE BACKFILLED TO 98% STANDARD COMPACTION.
14. ALL DRAINAGE PIPES TO BE STEEL REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS UNLESS NOTED OTHERWISE.
15. AREAS SURROUNDING THE WORKS TO BE TRIMMED/INFILLED TO MATCH FINISHED SURFACE WITH APPROVED TOPSOIL AND SEEDING. ALSO NEW NATURE STRIP AREAS TO BE BACKFILLED WITH THE SAME APPROVED TOPSOIL AND RESEEDED AS REQUIRED (150mm MINIMUM DEPTH TOPSOIL).
16. ANY AFFECTED ROADS TO BE REINSTATED TO EXISTING CONDITION FOLLOWING THE COMPLETION OF WORKS.

LEGEND

	EXISTING KERB & CHANNEL
	CADASTRAL BOUNDARY
	EXISTING FENCE
	EXISTING SIGN
	TEMPORARY BENCHMARK
	EXISTING TREE AND VEGETATION
	EXISTING WATER VALVE EX
	EXISTING KERB OUTLET EX
	EXISTING POLE EX
	EXISTING TELSTRA PIT EX
	EXISTING SEWER VENT & PIT EX
	EXISTING STORMWATER PIT EX
	EXISTING ELECTRICAL PIT EX
	EXISTING PILLAR EX
	EXISTING BOLLARD EX
	EXISTING LIGHT POLE EX
	EXISTING POWER POLE EX
	EXISTING GAS VALVE EX
	EXISTING FLAG POLE EX
	EXISTING FIRE HYDRANT EX
	EXISTING MAIL BOX EX
	EXISTING SEWER LINE EX
	EXISTING WATER MAIN EX
	EXISTING TELSTRA EX
	EXISTING FIBRE OPTIC CABLE EX
	EXISTING GAS MAIN EX
	EXISTING POWER UNDERGROUND EX
	EXISTING STORMWATER DRAIN EX
	PROPOSED STORMWATER DRAIN PR
	PROPOSED STORMWATER JUNCTION PIT PR
	PROPOSED STORMWATER GRATED PIT PR
	PROPOSED STORMWATER SIDE ENTRY PIT PR

TENDER

B	ISSUED FOR TENDER	AH	*DT	*AN 06.05.14
A	ISSUED FOR APPROVAL	DT	*DT	*ARB 26.08.14
	Note: * indicates the original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director Date

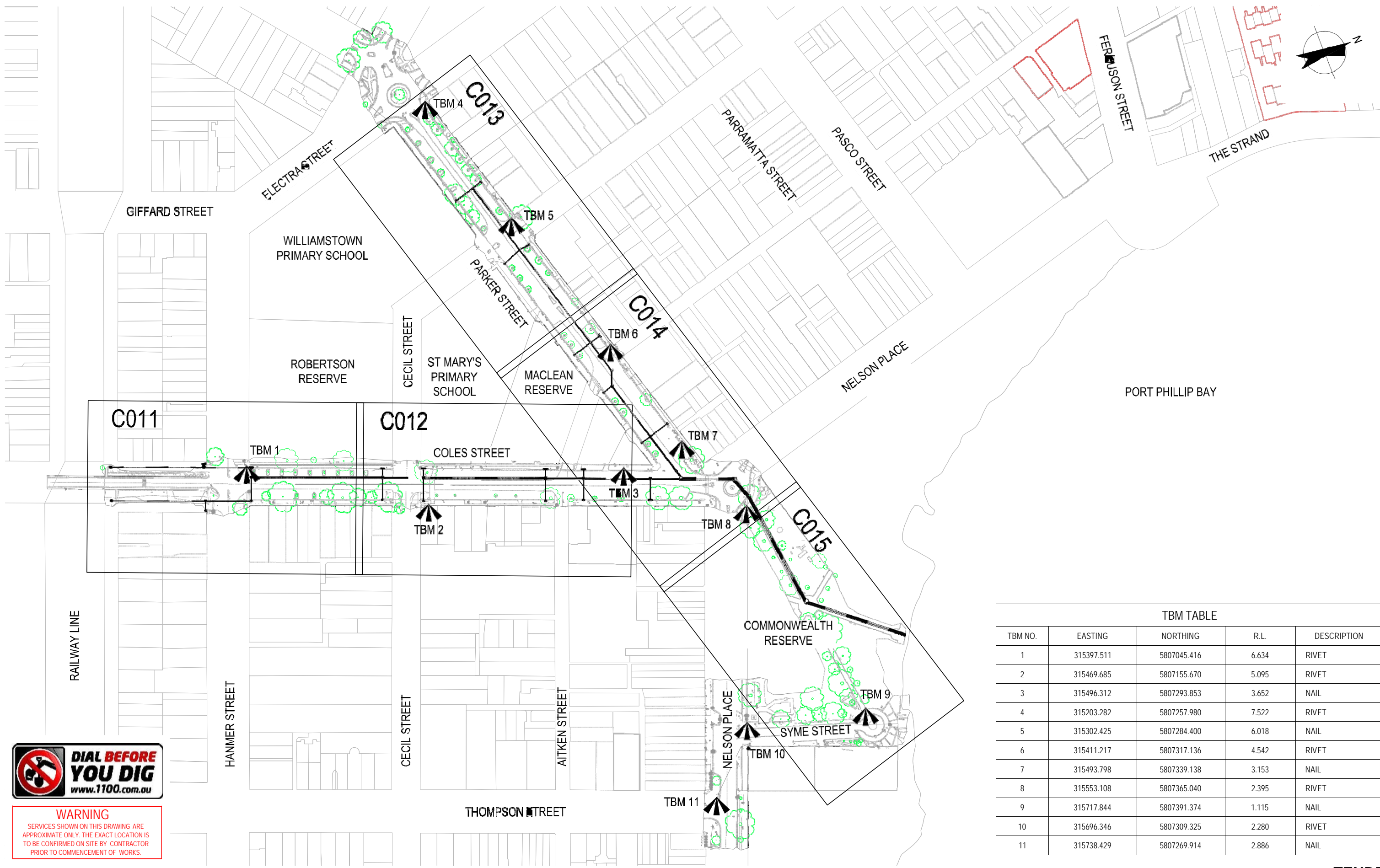
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DO NOT SCALE	Drawn A.HAMMERSCHLAG	Designer A.HAMMERSCHLAG
	Drafting Check D.TRUONG	Design Check D.TRUONG
	Approved (Project Director) Date	
	Scale AS SHOWN	This Drawing must not be used for Construction unless signed as Approved

Client	CITY OF HOBSONS BAY
Project	COLE ST AND PARKER ST DRAINAGE UPGRADE, WILLIAMSTOWN
Title	GENERAL NOTES, TYPICAL DETAILS AND LEGEND
Original Size	A3
Drawing No:	31-31686-C002
Rev:	B



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TBM TABLE				
TBM NO.	EASTING	NORTHING	R.L.	DESCRIPTION
1	315397.511	5807045.416	6.634	RIVET
2	315469.685	5807155.670	5.095	RIVET
3	315496.312	5807293.853	3.652	NAIL
4	315203.282	5807257.980	7.522	RIVET
5	315302.425	5807284.400	6.018	NAIL
6	315411.217	5807317.136	4.542	RIVET
7	315493.798	5807339.138	3.153	NAIL
8	315553.108	5807365.040	2.395	RIVET
9	315717.844	5807391.374	1.115	NAIL
10	315696.346	5807309.325	2.280	RIVET
11	315738.429	5807269.914	2.886	NAIL

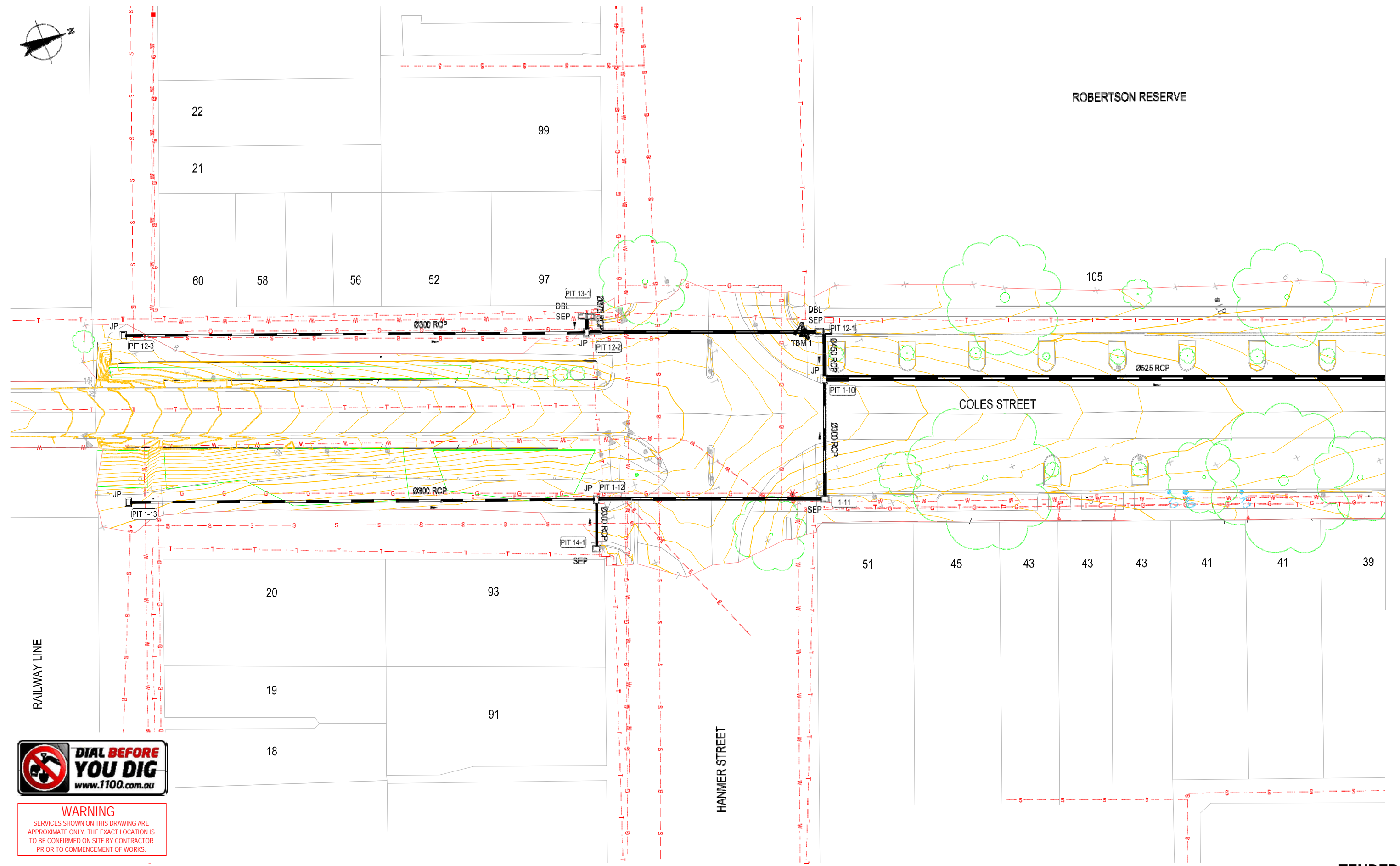
TENDER

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C	RE-ISSUED FOR APPROVAL	TCG	*DT	*AN	25.09.14
B	RE-ISSUED FOR APPROVAL	TCG	*DT	*AN	12.09.14
A	ISSUED FOR APPROVAL	DT	*DT	*ARB	26.08.14
Note: *ARB is not for original issue of drawing or last revision of drawing		Drawn	Job Manager	Project Director	Date



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	Drafting D.TRUONG	Design D.TRUONG	Project COLE ST AND PARKER ST DRAINAGE UPGRADE, WILLIAMSTOWN
	Approved (Project Director) Date		Title KEY PLAN AND TEMPORARY BENCHMARKS PLAN
	Scale AS SHOWN	This Drawing must not be used for Construction unless signed as Approved	Original Size A3 Drawing No: 31-31686-C003
			Rev: D



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TENDER

D	ISSUED FOR TENDER	AH	*DT	*AN	01.06.14
C	DETAILED DESIGN ISSUE	AH	*DT	*AN	25.09.14
B	ISSUED FOR APPROVAL	TCG	*DT	*AN	12.09.14
A	ISSUED FOR REVIEW	TCG	*DT	*AN	23.08.14
<small>Note: For the purposes of this drawing, the original issuer of drawing or latest revision of drawing is the author.</small>		Drawn	Manager	Project Director	Date



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DO NOT SCALE	Drawn T. GARDINER	Designer A. HAMMERSCHLAG
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	Approved (Project Director) Date	
	Scale AS SHOWN	<small>This Drawing must not be used for Construction unless signed as Approved</small>

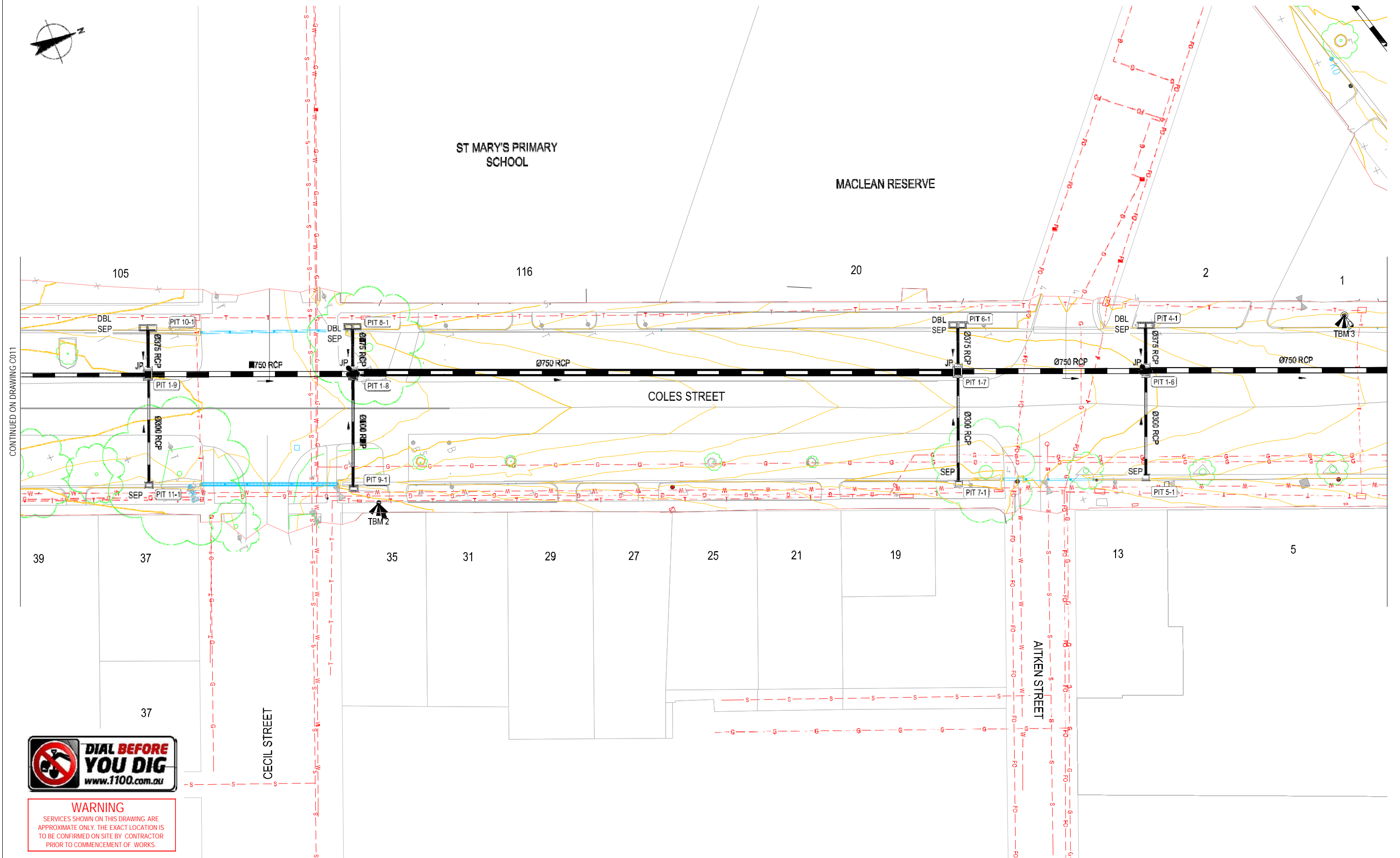
Client	CITY OF HOBSONS BAY
Project	MOLE ST AND PARKER ST DRAINAGE UPGRADE, WILLIAMSTOWN
Title	DESIGN DETAILS PLAN - SHEET 1 OF 5
Original Size	A3
Drawing No:	31-31686-C011
Rev:	D



ST MARY'S PRIMARY SCHOOL

MACLEAN RESERVE

CONTINUED ON DRAWING C011



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D	ISSUED FOR TENDER	AH	*DT	*AN	06.05.14
C	DETAILED DESIGN ISSUE	AH	*DT	*AN	25.09.14
B	ISSUED FOR APPROVAL	TCG	*DT	*AN	12.09.14
A	ISSUED FOR REVIEW	TCG	*DT	*ARB	26.08.14
Note: * indicates revision on original issue of drawing or last revision of drawing		Drawn	Job Manager	Project Director	Date



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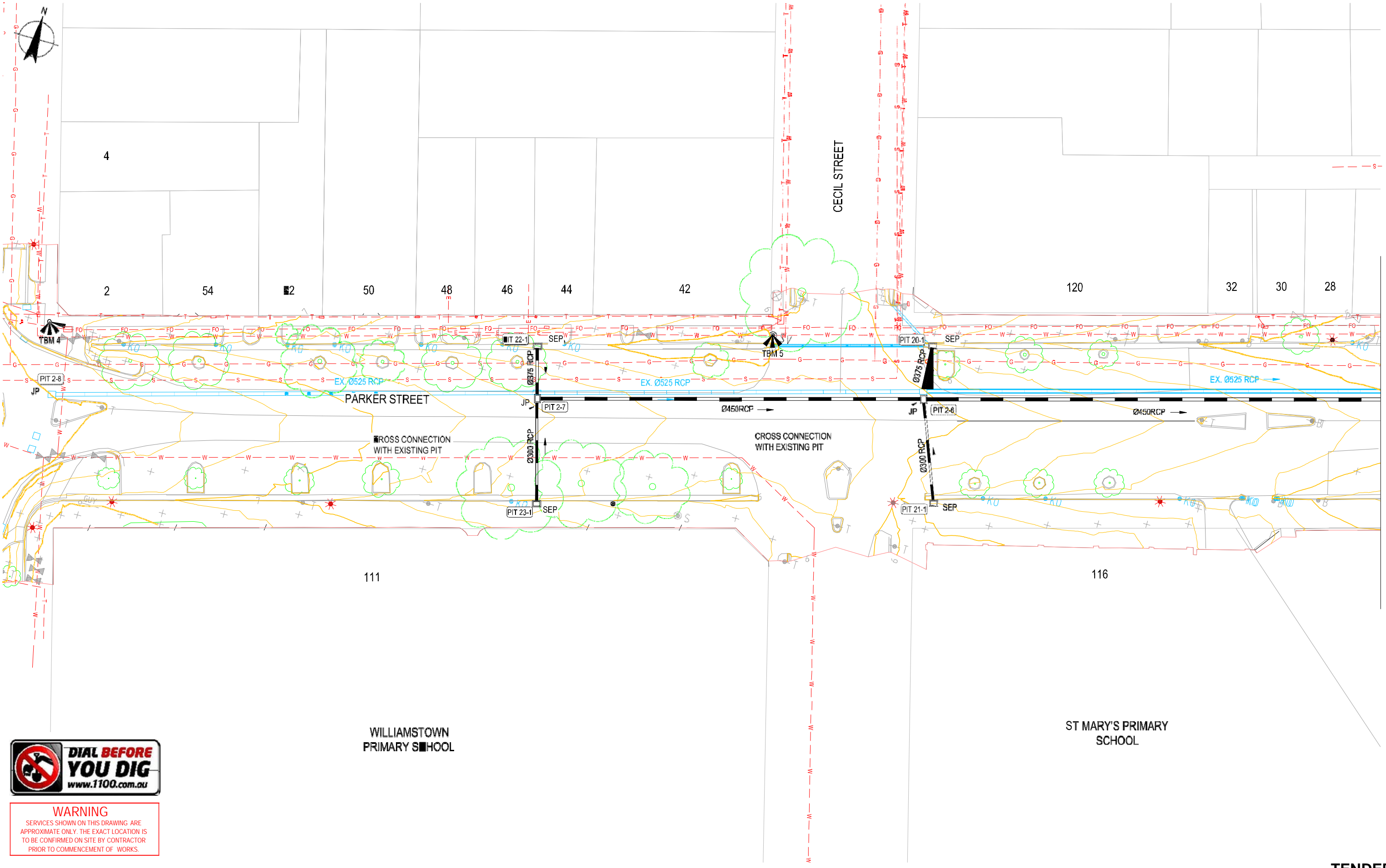
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Drafting Check	D. TRUONG	Design Check	D. TRUONG
Approved (Project Director)	Date		
Scale	AS SHOWN		

Original Size

CITY OF HOBSONS BAY
MOLE ST AND PARKER ST DRAINAGE UPGRADE, WILLIAMSTOWN
DESIGN DETAILS PLAN - SHEET 2 OF 5

A3 Drawing No: **31-31686-C012** Rev: **D**



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WILLIAMSTOWN
 PRIMARY SCHOOL

ST MARY'S PRIMARY
 SCHOOL

TENDER

D	ISSUED FOR TENDER	AH	*DT	*AN	06.05.14
C	DETAILED DESIGN ISSUE	AH	*DT	*AN	25.09.14
■	ISSUED FOR APPROVAL	TCG	*DT	*AN	12.09.14
A	ISSUED FOR REVIEW	TCG	*DT	*ARB	26.08.14
Note: * indicates revision original issue of drawing or last revision of drawing		Drawn	Job Manager	Project Director	Date



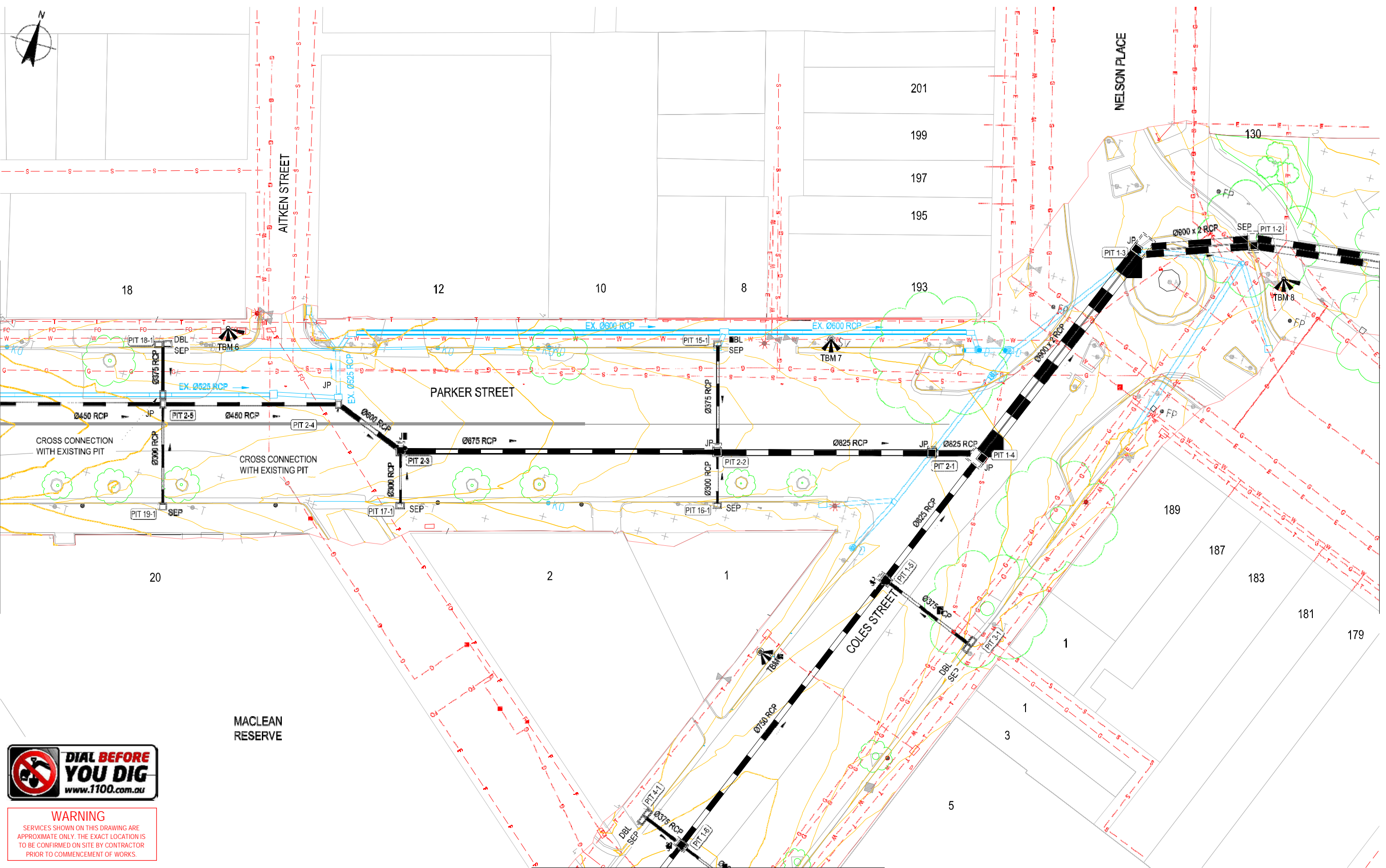
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Drafting Check	D. TRUONG	Design Check	D. TRUONG
Approved (Project Director)	Date		
Scale	AS SHOWN	This Drawing must not be used for Construction unless signed as Approved	

Client	CITY OF HOBSONS BAY
Project	COLE ST AND PARKER ST DRAINAGE UPGRADE, WILLIAMSTOWN
Title	DESIGN DETAILS PLAN - SHEET 3 OF 5
Original Size	A3
Drawing No:	31-31686-C013
Rev:	D

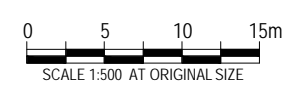


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CONTINUED ON DRAWING C012

TENDER

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C	DETAILED DESIGN ISSUE	AH	*DT	*AN	25.09.14
B	ISSUED FOR APPROVAL	TC	*DT	*AN	12.09.14
A	ISSUED FOR REVIEW	TC	*DT	*ARB	26.08.14
<small>Note: * indicates original issue of drawing or last revision of drawing</small>		Drawn	Manager	Director	Date



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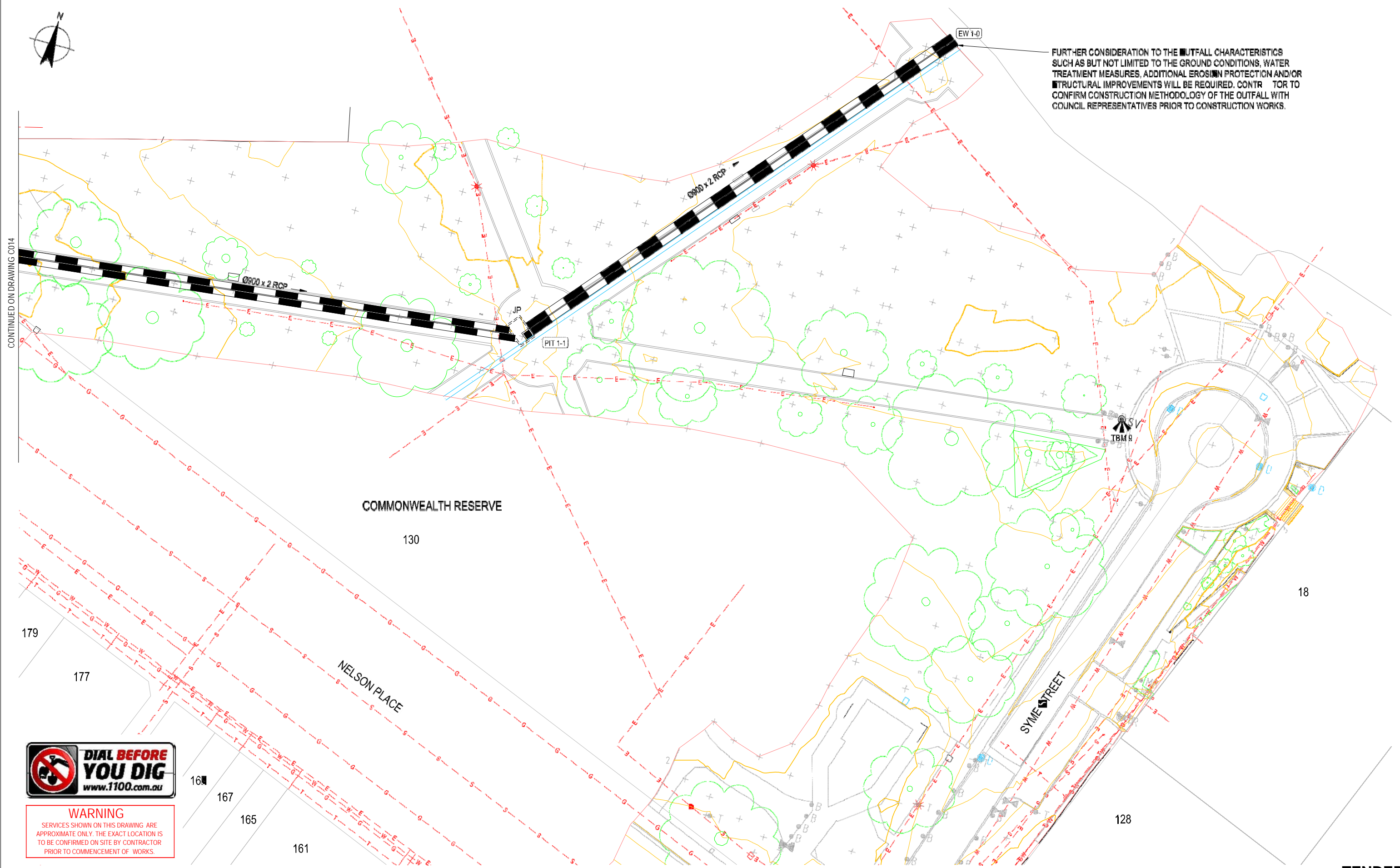
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	Approved (Project Director) Date	
	Scale AS SHOWN	This Drawing must not be altered or reproduced unless approved by GHD.

Client **CITY OF HOBSONS BAY**
 Project **MOLE ST AND PARKER ST DRAINAGE UPGRADE, WILLIAMSTOWN**
 Title **DESIGN DETAILS PLAN - SHEET 4 OF 5**
 Drawing No: **31-31686-C014**
 Rev: _____



FURTHER CONSIDERATION TO THE OUTFALL CHARACTERISTICS SUCH AS BUT NOT LIMITED TO THE GROUND CONDITIONS, WATER TREATMENT MEASURES, ADDITIONAL EROSION PROTECTION AND/OR STRUCTURAL IMPROVEMENTS WILL BE REQUIRED. CONTRACTOR TO CONFIRM CONSTRUCTION METHODOLOGY OF THE OUTFALL WITH COUNCIL REPRESENTATIVES PRIOR TO CONSTRUCTION WORKS.

CONTINUED ON DRAWING C014



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TENDER

D	ISSUED FOR TENDER	AH	*DT	*AN	06.05.14
C	DETAILED DESIGN ISSUE	AH	*DT	*AN	25.09.14
B	ISSUED FOR APPROVAL	TCG	*DT	*AN	12.09.14
A	ISSUED FOR REVIEW	TCG	*DT	*ARB	26.08.14
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	Approved (Project Director)	Date
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Client	CITY OF HOBSONS BAY
Project	MOLE ST AND PARKER ST DRAINAGE UPGRADE, WILLIAMSTOWN
Title	DESIGN DETAILS PLAN - SHEET 5 OF 5
Original Size	A3
Drawing No:	31-31686-C015
Rev:	D



SCOPE OF WORKS

- CONSTRUCT NEW DRAINAGE PITS AND PIPE TO DRAIN COLE STREET AND PARKER STREET.
- CONSTRUCT OUTFALL DRAINS THROUGH COMMONWEALTH RESERVE
- OUTLET DRAINS INTO HOBSONS BAY.
- REINSTATE ROAD PAVEMENT.
- EXCLUDES LANDSCAPING AND SERVICE RELOCATIONS.
- EXCLUDES ANY COSTS ASSOCIATED WITH REMOVAL OF UNSUITABLE MATERIAL.
- EXCLUDES ANY ALLOWANCE FOR DRAINAGE OUTFALL TREATMENT INTO BAY.
- EXCLUDES ANY ALLOWANCE FOR CONINGENCY.

COST ESTIMATE

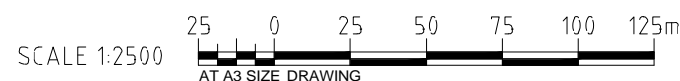
Description	Detail	Unit	Rate	Qty	Amount	
Preliminaries	Site establishment, clearing & grubbing, site environmental management plan, pedestrian management plan, traffic management plan	item	\$ 3,000.00	1	\$ 3,000.00	
Drainage	Supply and install 300mm dia class 2 RRJ RCP	m	\$ 290.00	298	\$ 86,420.00	
	Supply and install 375mm dia class 2 RRJ RCP	m	\$ 290.00	105	\$ 30,450.00	
	Supply and install 450mm dia class 2 RRJ RCP	m	\$ 340.00	169	\$ 57,460.00	
	Supply and install 525mm dia class 2 RRJ RCP	m	\$ 390.00	99	\$ 38,610.00	
	Supply and install 600mm dia class 2 RRJ RCP	m	\$ 440.00	11	\$ 4,840.00	
	Supply and install 675mm dia class 2 RRJ RCP	m	\$ 475.00	38	\$ 18,050.00	
	Supply and install 750mm dia class 2 RRJ RCP	m	\$ 509.00	183	\$ 93,147.00	
	Supply and install 825mm dia class 2 RRJ RCP	m	\$ 542.00	58	\$ 31,436.00	
	Supply and install 900mm dia class 2 RRJ RCP	m	\$ 580.00	432	\$ 250,560.00	
	Install new 610mm x 915mm Side entry pit in accordance to HBCC STD DWG4	item	\$ 1,650.00	13	\$ 21,450.00	
	Install new 610mm x 2130mm Double Side entry pit in accordance to HBCC STD DWG4	item	\$ 2,100.00	9	\$ 18,900.00	
	Install new 600mm x 900mm Junction pit in accordance to HBCC STD DWG3	item	\$ 2,115.00	9	\$ 19,035.00	
	Install new 900mm x 1500mm Junction Pit (Haunched) in accordance to HBCC STD DWG3	item	\$ 2,500.00	8	\$ 20,000.00	
Construct 1200mm x 2100mm double Junction Pit (Haunched) in accordance to HBCC STD DWG3	item	\$ 5,500.00	4	\$ 22,000.00		
Supply and install Mass Concrete Wing wall	item	\$ 9,750.00	1	\$ 9,750.00		
Pavement	Road Pavement Reinstatement	m2	\$ 150.00	1393	\$ 208,950.00	
Miscellaneous	Rock excavation contingency	m3	\$ 171.00	696	\$ 119,016.00	
	Traffic management	item	\$ 20,000.00	1	\$ 20,000.00	
					Subtotal	\$ 1,073,074.00
Survey	5% of cost of works	item	5%	1	\$ 53,653.70	
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 107,307.40	
					TOTAL	\$ 1,234,035.10



INTERSECTION OF ELECTRA STREET / PARKER STREET - FACING EAST

The estimated construction costs provided in this document have been issued to the Hobsobs Bay City Council for budgeting purposes only. SMEC Australia assumes no liability for losses incurred through changes to the quantities required to construct the intersection or increases in construction costs. These values do not constitute a Bill of Quantities.

NOT FOR CONSTRUCTION



INFORMATION DOCUMENT

COLE STREET / PARKER STREET
DRAINAGE WORKS
30041313-ID-0002-20160106

Drainage Electra Street, Williamstown

Cost	\$962,903
Notional timing	2017-20
Description	Electra Street is an important connector road in Williamstown. It provides an important connection for residents in the southern parts of Williamstown with access to the Williamstown Civic and Commercial Precinct, and with many community facilities such as the Williamstown Town Hall, Dennis Reserve, Mechanics Institute, Williamstown Primary School.
Scope of Works	New underground drain and road rehabilitation from Parker Street to Ferguson Street Concept Design Only Refer to SMEC Australia Pty Ltd Information Sheet
Location	DCP Map Reference 10 Melway Map 56 C8, C9
Strategic Basis for Project	Road Asset Management Plan
Catchment	Travel Zones 176, 177, 178, 1281, 1282
Cost Source	Independent Costing by SMEC Australia Pty Ltd Hobsons Bay City Council Engineering Department Hobsons Bay City Council Annual Supply Contract
Design Standards	Hobsons Bay City Council Roads and Drainage Construction Standard



DRAFT CONCEPT PLAN
 FOR DISCUSSION PURPOSES ONLY
 This draft plan has been prepared to show a concept for discussion purposes only and has no formal or official status.

SCOPE OF WORKS

- MILL AND REPLACE EXISTING ASPHALT BETWEEN FERGUSON STREET AND PARKER STREET. TRAFFIC LANES ONLY. (APPROXIMATELY 500m LENGTH. ASSUMED 15% REHABILITATION)
- CONSTRUCT NEW DRAINAGE PITS AND PIPE TO DRAIN ELECTRA STREET.
- DRAINAGE TO OUTLET INTO PASCOE STREET AND PARKER STREET (WORKS BY OTHERS - ASSUMED TO PROVIDE SUFFICIENT DRAINAGE CAPACITY)
- CONSTRUCT NEW/REINSTATE EXISTING BLUE STONE EDGE STRIP DEFINING CARRIAGEWAY EXTENTS.
- LINEMARKING.
- EXCLUDES LANDSCAPING, SERVICE RELOCATIONS, PASCOE STREET ROUNDABOUT WORKS, PARKER STREET ROUNDABOUT WORKS, FERGUSON STREET INTERSECTION WORKS.
- ESTIMATE EXCLUDES ANY ALLOWANCE FOR CONTINGENCY AND DESIGN COSTS.

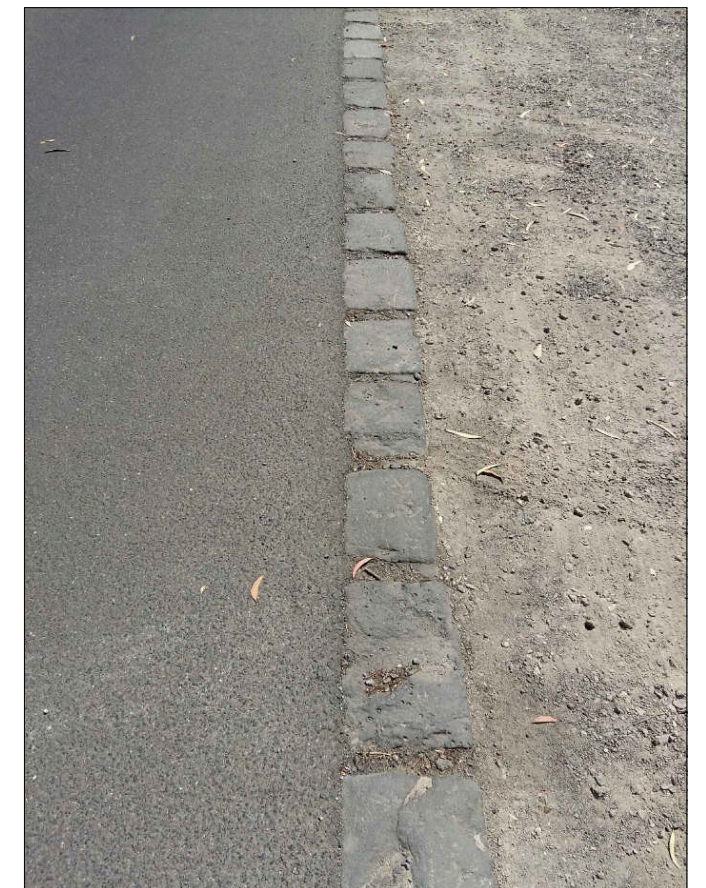
COST ESTIMATE

Description	Detail	Unit	Rate	Qty	Amount
Preliminaries	Site establishment, clearing & grubbing, site environmental management plan, pedestrian management plan, traffic management plan	item	\$ 3,000.00	1	\$ 3,000.00
Pavement	Mill and replace existing asphalt	sq m	\$ 37.00	3017.5	\$ 111,647.50
	Pavement Rehabilitation works	sq m	\$ 55.00	532.5	\$ 29,287.50
	Supply & compact regulation	sq m	\$ 30.00	2500	\$ 75,000.00
	Road Pavement Reinstatement	m2	\$ 150.00	705	\$ 105,750.00
	Replace/Reinstate existing bluestone kerb and channel with HBCC standard Bluestone Kerb and 2 pitcher tray in accordance with HBCC STD DWG DS17 and SD21	m	\$ 119.00	890	\$ 105,910.00
Footpath reinstatement	Remove existing, supply & lay 100mm footpath with F62 reo plain coloured concrete as per HBCC STD DWG 21	m2	\$ 100.00	10	\$ 1,000.00
Drainage	Supply and install 375mm dia class 2 RRJ RCP	m	\$ 290.00	255	\$ 73,950.00
	Supply and install 450mm dia class 2 RRJ RCP	m	\$ 340.00	300	\$ 102,000.00
	Supply and install 600mm dia class 2 RRJ RCP	m	\$ 440.00	175	\$ 77,000.00
	Install new 610mm x 915mm Side entry pit in accordance to HBCC STD DWG4	item	\$ 1,650.00	28	\$ 46,200.00
	install new 600mm x 900mm Junction pit in accordance to HBCC STD DWG3	item	\$ 2,115.00	13	\$ 27,495.00
Miscellaneous	Line Marking (based on average per m ² of pavement)	sq m	\$ 2.50	3550	\$ 8,875.00
	Rock excavation contingency	m3	\$ 171.00	352	\$ 60,192.00
	Traffic management	item	\$ 10,000.00	1	\$ 10,000.00
				Subtotal	\$ 837,307.00
Survey	5% of cost of works	item	5%	1	\$ 41,865.35
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 83,730.70
				TOTAL	\$ 962,903.05

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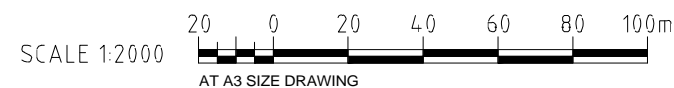


INTERSECTION OF PARKER STREET / ELECTRA STREET - FACING NORTH



BLUE STONE EDGE STRIP

NOT FOR CONSTRUCTION



SMEC
 SMEC AUSTRALIA PTY LTD
 © ABN 47 065 475 149
 LEVEL 4 71 QUEENS ROAD
 MELBOURNE VIC. 3004
 PH 03 9514-1500 FAX 03 9514-5566

INFORMATION DOCUMENT

ELECTRA STREET
 ROAD AND DRAINAGE WORKS
 30041313-ID-0001-20160115

**Drainage
Hanmer Street, Williamstown**

Cost \$401,643.25

Notional timing 2020-22

Description New Drainage in Hanmer Street from Ann Street to Thompson Street and from Cole Street to Electra Street

Scope of Works New drainage – see concept plan attached

Location Hanmer Street, Williamstown
DCP Map Reference 11
Melway Map 56 C10, E10

Strategic Basis for Project Road Asset Management Plan

Catchment Travel Zones 177, 178

Cost Source Independent cost provided by SMEC Australia Pty Ltd
Hobsons Bay City Council Engineering Department
Hobsons Bay City Council Annual Supply Contract

Design Standards Hobsons Bay City Council Engineering Standards

FPPWM Development Contribution Plan 2015-25



SCOPE OF WORKS

- CONSTRUCT NEW DRAINAGE PITS AND PIPE TO DRAIN HANMER STREET BETWEEN ELECTRA STREET & COLE STREET, AND THOMPSON STREET & ANN STREET. (APPROXIMATELY 400m COMBINED LENGTH)
- DRAINAGE TO OUTLET INTO COLE STREET AND THOMPSON STREET (WORKS BY OTHERS - ASSUMED TO PROVIDE SUFFICIENT DRAINAGE CAPACITY.)
- REINSTATE ROAD PAVEMENT.
- EXCLUDES LANDSCAPING, SERVICE RELOCATIONS AND WORKS BETWEEN COLE STREET AND THOMPSON STREET.
- EXCLUDES ANY ALLOWANCE FOR CONTINGENCY AND DESIGN COSTS.

COST ESTIMATE

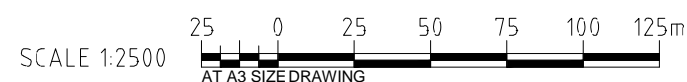
Description	Detail	Unit	Rate	Qty	Amount	
Preliminaries	Site establishment, clearing & grubbing, site environmental management plan, pedestrian management plan, traffic management plan	item	\$ 3,000.00	1	\$ 3,000.00	
Drainage	Supply and install 375mm dia class 2 RRJ RCP	m	\$ 290.00	145	\$ 42,050.00	
	Supply and install 450mm dia class 2 RRJ RCP	m	\$ 340.00	276	\$ 93,840.00	
	Supply and install 600mm dia class 2 RRJ RCP	m	\$ 440.00	100	\$ 44,000.00	
	Install new 610mm x 915mm Side entry pit in accordance to HBCC STD DWG4	item	\$ 1,650.00	14	\$ 23,100.00	
	install new 600mm x 900mm Junction pit in accordance to HBCC STD DWG3	item	\$ 2,115.00	7	\$ 14,805.00	
Pavement	Road Pavement Reinstatement	m2	\$ 150.00	520	\$ 78,000.00	
Footpath reinstatement	Remove existing, supply & lay 100mm footpath with F62 reo plain coloured concrete as per HBCC STD DWG 21	m2	\$ 100.00	10	\$ 1,000.00	
Miscellaneous	Rock excavation contingency	m3	\$ 171.00	260	\$ 44,460.00	
	Traffic management	item	\$ 5,000.00	1	\$ 5,000.00	
					Subtotal	\$ 349,255.00
Survey	5% of cost of works	item	5%	1	\$ 17,462.75	
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 34,925.50	
					TOTAL	\$ 401,643.25



INTERSECTION OF ELECTRA STREET / HANMER STREET - FACING EAST

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NOT FOR CONSTRUCTION



INFORMATION DOCUMENT

HANMER STREET
DRAINAGE WORKS
30041313-ID-0003-20160106

FPPWM Development Contribution Plan 2015-25

Coastal Trail

Cost	\$500,000
Timing	2016-25
Description	The Coastal Trail is a 23km off road shared bicycle and walking sealed trail, which runs along the foreshore of the City of Hobsons Bay from the West Gate Bridge in Spotswood to Skeleton Creek in Seabrook. The Williamstown section of the trail provides the community with a safe and enjoyable access to the maritime historical precinct of Williamstown, the Warmies Boat ramp, the botanic gardens, The Strand and Williamstown beach. The trail also provides the Williamstown community with a sustainable transport option to the CBD via connections to other trails and The Punt Yarra Crossing.
Scope of Works	Preparation of detailed designs and renewal of sections within the Coastal Trail from Williamstown beach to The Strand.
Location	The Strand and Nelson Place DCP Map Reference 13 Melway Map 56
Strategic Basis for Project	Hobsons Bay Planning Scheme Hobsons Bay Strategic Bike Plan
Catchment	Municipality of Hobsons Bay
Cost Source	Hobsons Bay City Council Parks Department
Design Standards	Hobsons Bay City Council Engineering Standards

Map showing the location of the Hobsons Bay Coastal Trail

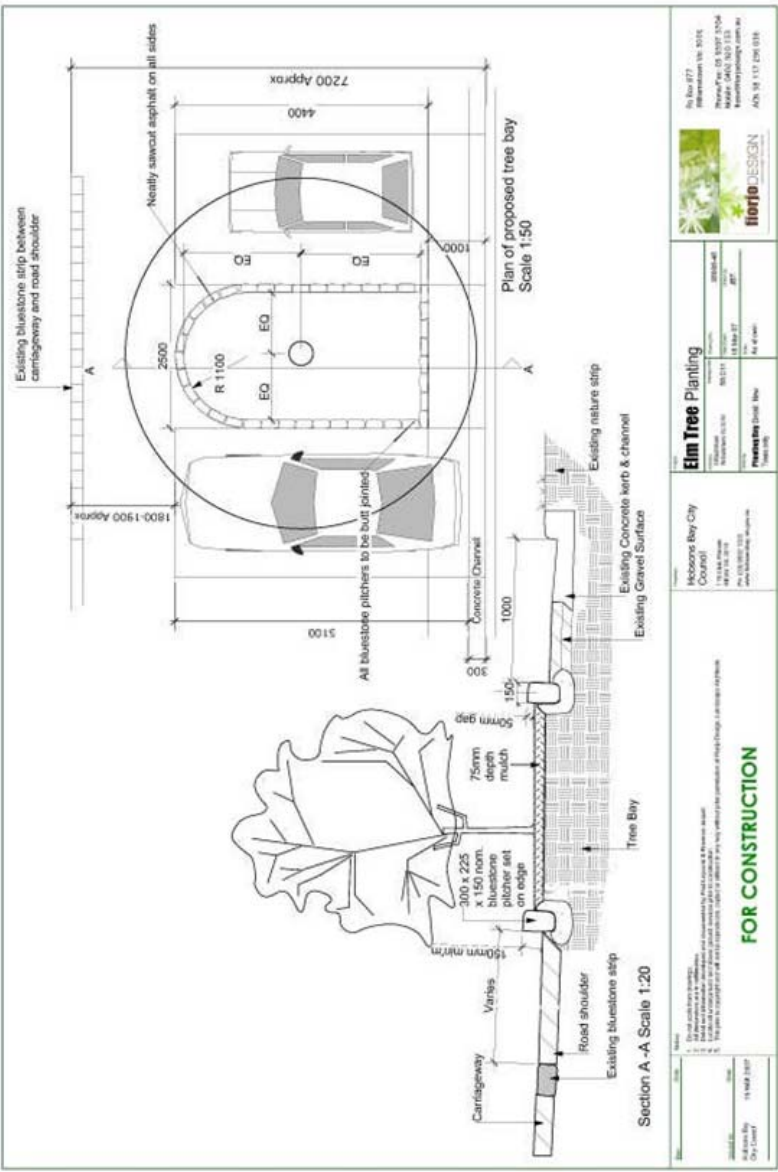


Public Realm Heritage Elm Tree Replacement Program

Cost	\$605,000
Notional timing	Annually
Description	<p>There are over 3,000 heritage Elm trees in Williamstown that are an integral part of the history, landscape and streetscape character of the area.</p> <p>The Dutch Elm disease has the potential to devastate the entire tree population of elms.</p> <p>The progressive removal and replacement of up to 700 elm trees throughout the suburb of Williamstown is an important strategy to control and protect the elms from the Dutch Elm disease and ensure that there is an acceptable level of risk to the public from trees in decline. The heritage elms make a significant aesthetic and economic contribution to real estate values.</p>
Scope of Works	Removal and replacement of approximately 15 existing large heritage Elm trees each year for ten years. Replacement works will often include the construction of a new bluestone tree bay. The replacement tree will be of specially grown semi-advance stock and include a two year establishment program of watering and mulching.
Location	All areas within Williamstown, as needed DCP Map Reference 13 Melway Map 56
Strategic Basis for Project	Hobsons Bay Heritage Study The Williamstown Elms Discussion Paper & Management Plan 2007 Street Tree Asset Management Plan Hobsons Bay Streets and Laneways Plan
Catchment	Suburb of Williamstown
Cost Source	Hobsons Bay City Council Parks Department, based on historical costs. Cost for removal and replacement of tree is estimated at \$3,000 per tree. A bluestone tree bay costs between \$1,000 - \$2500. It is estimated that 40% of trees will require a tree bay.
Design Standards	Hobsons Bay City Council Street Tree Planting Specification The Williamstown Elms Discussion Paper and Management Plan 2007 Standard Tree Bay for Elms in Road Shoulders



Figure 1. Tree protection bay.



**Public Realm
Park and Street Tree - Planting Program**

Cost	\$500,000
Notional timing	Annually 2015-25
Description	Planting of new trees in various parks and streets in Williamstown.
Scope of Works	Planting and establishment of 1,000 new trees throughout street and parks in Williamstown over the next ten years. This equates to the planting of an average of 100 trees per annum. Trees are semi-advance stock and cost includes post planting watering for a two-year establishment period.
Location	All areas within Williamstown, as needed DCP Map Reference 14 Melway Map 56
Strategic Basis for Project	Street Tree Asset Management Plan Street Tree Policy Hobsons Bay Street Tree Strategy Hobsons Bay Open Space Plan Hobsons Bay Heritage Study
Catchment	Suburb of Williamstown
Cost Source	Hobsons Bay City Council Parks department, based on historical costs of \$500 per tree, including a two year establishment program of watering and mulching.
Design Standards	Hobsons Bay City Council Engineering and Landscape street tree planting detail / standard specification Relevant master plans for the street/park Hobsons Bay Heritage Study

FPPWM Development Contribution Plan 2015-25

Planning Development Contributions Plan Preparation Professional Services

Cost	\$10,000
Notional timing	2015-16
Description	This Development Contributions Plan was prepared in accordance with the State Government's <i>Development Contributions Guidelines March 2007</i> .
Scope of Works	<p>The following professional services were required to prepare this Development Contributions Plan:</p> <p>SGS Economics and Planning Pty Ltd Preparation of the Development Contributions Plan, including the economic modeling and compliance with the Development Contributions Guidelines</p> <p>SMEC Australia Pty Ltd Preparation of Independent Costings for the following Roads and Drainage Projects</p>
Location	Not applicable
Strategic Basis for Project	Hobsons Bay Planning Scheme Clause 45.06 - Development Contributions Plan Overlay Schedule 1
Catchment	Area covered by the Development Contributions Plan Overlay – Schedule 1 at Clause 45.06 of the Hobsons Bay Planning Scheme.
Cost Source	Invoices - actual costs incurred
Design Standards	Victorian Government Development Contributions Plan Guidelines March 2007

FPPWM Development Contribution Plan 2015-25