

Glismann Road Development Contribution Plan Project Sheets

1 June 2020

Supporting information for:

- Amendment C238 to the Cardinia Planning Scheme
- Urban Enterprise, Glismann Road Development Contributions Plan (Draft for exhibition) (June 2020)

Prepared by:
Cardinia Shire Council
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(with assistance from Active Communities, Infrastructure Services and Buildings & Facilities Units)

In association with

- Trafficworks
- Urban Design and Management (UDM)
- Urban Enterprise
- Westlink

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1. Introduction

The purpose of this document is to provide additional information for Planning Scheme Amendment C238 to the Cardinia Planning Scheme.

This document should be read in conjunction with:

- Amendment C238 to the Cardinia Planning Scheme documents;
- *Urban Enterprise, Glismann Road Development Contributions Plan (Draft for exhibition) (June 2020)* (Glismann Road DCP); and,
- other supporting documents for this amendment.

These documents can be found at the Cardinia Shire Council website at <https://creating.cardinia.vic.gov.au/glismann-road>.

The project costs are identified in the DCP. This document contains the project sheets for the infrastructure items in the DCP and the methodology used for land valuations.

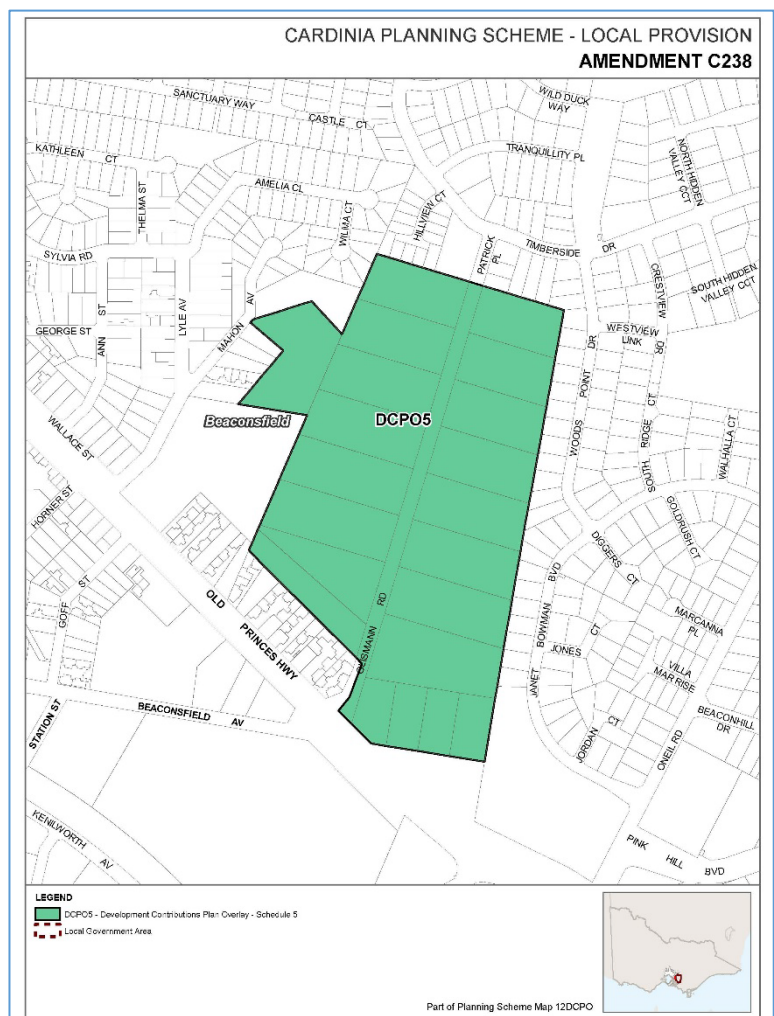
2. The Glismann Road Development Contributions Plan (June 2020)

Council engaged Urban Enterprise to prepare the Glismann Road DCP.

The DCP has been developed to support and facilitate the funding of infrastructure within the Glismann Road Development Plan Area.

The Glismann Road DCP is to be implemented through Amendment C238 to the Cardinia Planning Scheme as Schedule 5 to Clause 45.06 Development Contributions Plan Overlay (DCPO5).

Figure 1: Amendment C238 DCP05 Map



A series of specialist reports have been prepared on behalf of Cardinia Shire Council to:

- guide the development within the Glismann Road Area
- justify the need and standard of infrastructure and services required within the Glismann Road Area
- provide costs for projects in the Glismann Road DCP.

These reports form part of the supporting documents for Amendment C238 and are available at <https://creating.cardinia.vic.gov.au/glismann-road>.

The Glismann Road DCP includes the following projects:

- roads (purchase of land and construction cost)
- traffic management (purchase of land and construction cost)
- local open space (purchase of land and development of the park) and contribution towards a neighbourhood park adjacent to the Glismann Road Area
- shared path (construction)
- strategic planning costs (the cost of preparing and approving this DCP)
- contribution towards the construction of a pavilion on a neighbourhood park adjacent to the Glismann Road Area.

2.1. Project costs in the Glismann Road DCP

The Glismann Road DCP collects funds for two types of infrastructure:

- a development infrastructure levy (DIL)
- a community infrastructure levy (CIL).

The *Planning and Environment Act 1987* outlines what works, services or facilities may be funded by a DCP and whether the project is a DIL or CIL.

The Glismann Road DCP has 18 projects:

- 11 roads and intersections (land and construction) (DIL)
- 5 open space (land and construction) (DIL)
- 1 planning (DIL)
- 1 community infrastructure (construction) (CIL)

The calculation of a DCP levy is based on the estimated cost of the projects in the DCP.

2.2. DCP rate

- The proposed DCP rate for the Glismann Road Development Infrastructure Levy (DIL) is \$418,810.86 per net developable hectare.
- The proposed DCP rate for the Glismann Road Community Infrastructure Levy (CIL) is \$892.62 per dwelling.

Each item in the Glismann Road DCP has a cost specified for either capital works or land. These costs are listed in the DCP document. Construction costs are current as at November 2019 and land valuations are current at July 2019.

All items, except those associated with the O'Neil Road Recreation Reserve works, are fully apportioned to the Glismann Road Area on the basis that the items are needed to support the development of the Development Plan area.

O'Neil Road Recreation Reserve is a neighbourhood park that benefits all existing and future residents of the suburb of Beaconsfield. The O'Neil Road Recreation Reserve Masterplan was adopted by Council in November 2018. In 2041 (at the conclusion of the DCP timeframe), residents of the Glismann Road Area are projected to comprise 11% of all residents in Beaconsfield. Therefore, 11% of the cost of the works proposed for the O'Neil Road Recreation Reserve is apportioned to the Glismann Road DCP.

Further information about the population estimate is provided in Section 4 of this report.

2.3. Preparation of costs in the Glismann Road DCP

Roads and traffic management (the roundabout) project costs have been prepared by Trafficworks Pty Ltd in consultation with Council. The costs form part of *Trafficworks (June 2020) Glismann Road Residential Development, Beaconsfield, Traffic Impact Assessment Report* and have been extracted and included in this document.

The shared path, local open space, neighbourhood open space (O'Neil Recreation Reserve) and strategic planning costs have been prepared by Cardinia Shire Council. The costing prepared by Council have been obtained from the Infrastructure Services, Active Communities, and Building & Facilities units, and are based on the delivery costs of similar projects. It is the best and latest information available to Council as at November 2019.

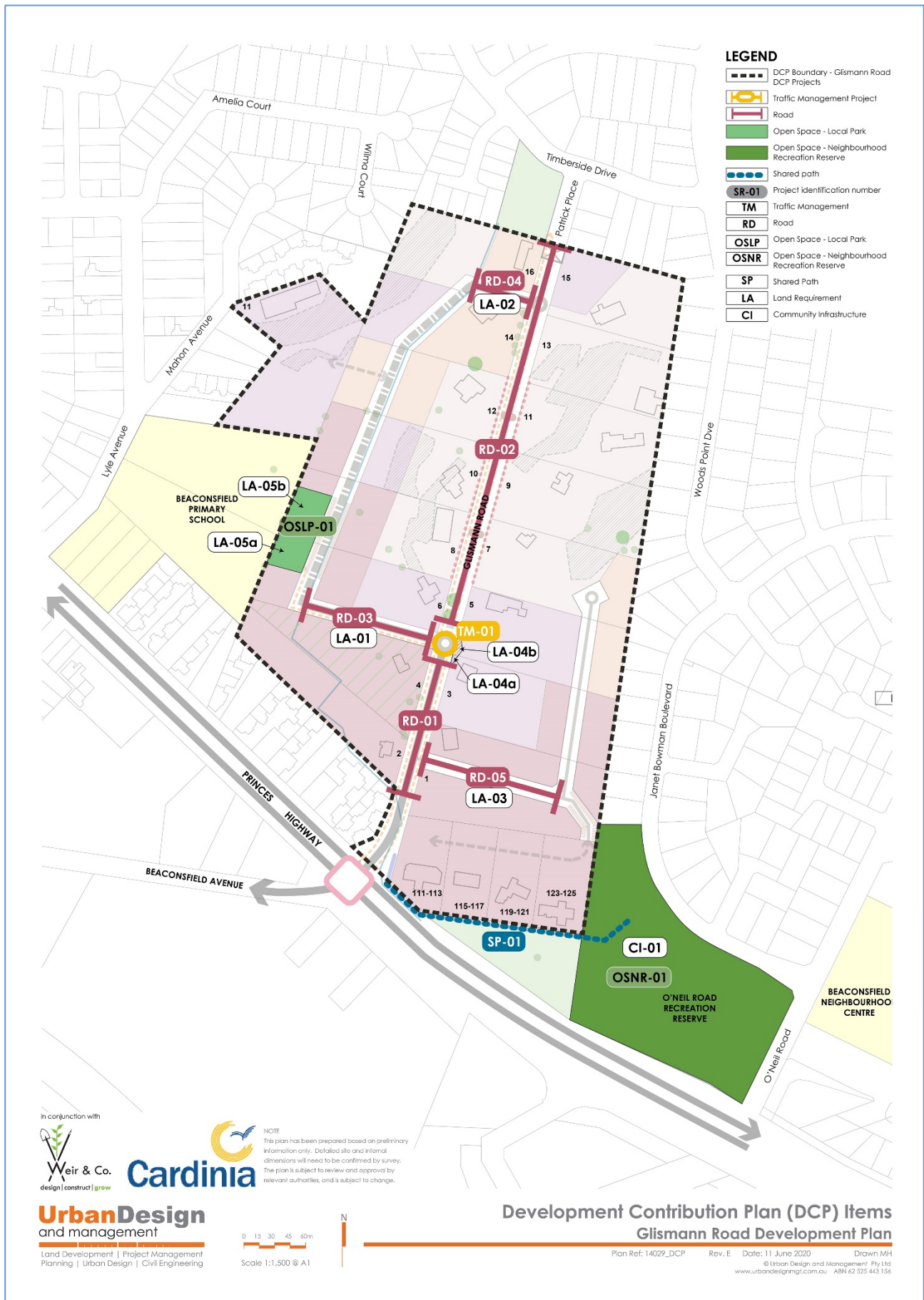
Council engaged Westlink Consulting (a registered valuer) to provide an estimate for the land projects in the DCP. The *Westlink (July 2019) Glismann Road Valuations* report is a confidential document and the land valuation assessment will only be made available to the owner of the land (to which the land value applies) at request. This document does, however, outline the methodology used to determine the valuation figure in the DCP as well as the future indexing of the DCP.

3. Project Sheets for the Glismann Road DCP

Table 1: Summary of projects in the Glismann Road DCP

Project ID	Project Name	Project cost	Source of costs in the DCP
Roads and Intersections			
RD-01	Glismann Road construction - Access Street Level 2	\$837,418	<i>Trafficworks (June 2020) Glismann Road Residential Development, Beaconsfield, Traffic Impact Assessment Report</i>
RD-02	Glismann Road part construction costs - Access Street Level 1.5	\$1,085,275	
RD-03	Local Access Street Level 1 (Southern section)	\$494,929	
RD-04	Local Access Street Level 1 (Northern section)	\$318,741	
RD-05	Local Access Street Level 1	\$718,911	
TM-01	Glismann Road Roundabout	\$681,414	
LA-01	Local Access Street Level 1 (Land - 6 Glismann Road)	\$520,000	<i>Westlink (July 2019) Glismann Road Valuations</i>
LA-02	Local Access Street Level 1 (Land - 16 Glismann Road)	\$150,000	
LA-03	Local Access Street Level 1 (Land - 1 Glismann Road)	\$620,000	
LA-04 a	Roundabout splay (Land - 3 Glismann Road)	\$30,000	
LA-04 b	Roundabout splay (Land - 5 Glismann Road)	\$105,000	
Open Space			
SP-01	Shared path	\$69,000	Cardinia Shire Council
LA-05 a	Local open space (Land - 6 Glismann Road)	\$330,000	<i>Westlink (July 2019) Glismann Road Valuations</i>
LA-05 b	Local open space (Land - 8 Glismann Road)	\$480,000	
OSLP-01	Local open space improvements	\$250,000	Cardinia Shire Council
OSNR-01	O'Neil Road Recreation Reserve works	\$147,750 (11% of \$1,343,183)	
Planning			
DCP-01	Planning costs	\$159,891	Cardinia Shire Council
Community Infrastructure			
CI-01	O'Neil Road Recreation Reserve Pavilion	\$217,800 (11% of \$1,980,000)	Cardinia Shire Council

Figure 2: Location of DCP Projects



Extract from *Urban Enterprise, Glismann Road Development Contributions Plan (Draft for Exhibition)* (June 2020)

3.1. Roads and Intersections - construction

The project costs for all roads and intersections have been extracted from *Trafficworks (June 2020) Glismann Road Residential Development, Beaconsfield, Traffic Impact Assessment Report*.

3.1.1. RD-01 Glismann Road construction - Access Street Level 2 (\$837,418)

Table 2: RD-01 Glismann Road construction - Access Street Level 2

Project ID: RD-01 of the Glismann Road Development Contribution Plan (Urban Enterprise) June 2020		Glismann Road - Construction of Section 1 - Access Street Level 2				
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	367	m3	35	12,830	
1.3	Excavation (rock)	132	m3	250	32,949	
1.4	Formation works (fill)	530	m3	35	18,536	
1.5	Set-Out	1	Item	5,000	5,000	
2	ROAD PAVEMENT					
2.1	New pavement	937	m2	180	168,660	Incls excavation and sub surface drains
3	CONCRETE WORKS					
3.1	Kerb and Channel	220	LM	100	22,000	Incls excavation
3.2	Footpath + Shared Path	400	m2	85	34,000	Incls excavation
3.3	Pram crossings	2	Item	1,500	3,000	Incls excavation
3.4	Retaining wall	80	m2	1,000	80,000	
4	DRAINAGE					
4.1	Drainage - pipes	200	LM	350	70,000	
4.2	Drainage - pits/junctions	4	No.	3,500	14,000	Includes connection to existing drain system
4.3	Drainage - Sub-soil drainage	220	LM	55	12,100	Includes flush out pits
4.4	Drainage - WSUD	1	Item	5,000	5,000	Controlling of runoff due to crest
4.5	Drainage - Miscellaneous		Item			
5	TRAFFIC					
5.1	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE					
6.1	Trees	17	No.	250	4,250	1 tree / 12m
6.2	Landscaping	628	m2	15	9,420	Incl top soil/seeding
7	STREET LIGHTING					
7.1	Street Lighting	3	Item	12,000	36,000	
8	MISCELLANEOUS					
8.1	Linemarking and RRPMS	100	LM	10	1,000	
8.2	Regulatory Signage	2	Item	250	500	
8.3	Fence	100	LM	100	10,000	
9	SERVICES					
9.1	Services relocation	1	Item	4,000	4,000	
9.2	Services protection		Item	10,000		
SUB-TOTAL WORKS					\$ 545,745	
10	DELIVERY					
10.1	VicRoads	-	%		-	
10.2	Council	3.25	%		\$17,157	
10.3	Traffic/Environmental Management	5.5	%		\$29,035	
10.4	Survey/Design	5	%		\$26,396	
10.5	Supervision & Project Management	9	%		\$47,512	
10.6	Site Establishment	2.5	%		\$13,198	
10.7	Contingency	30	%		\$158,374	
SUB-TOTAL DELIVERY					\$ 291,673	
TOTAL ESTIMATED COST					\$ 837,418	

3.1.2. RD-02 Glismann Road part construction costs - Access Street Level 1.5 (\$1,085,275)

Table 3: RD-02 Glismann Road part construction costs - Access Street Level 1.5

Project ID: RD-02 of the Glismann Road Development Contribution Plan (Urban Enterprise) June 2020		Glismann Road - Construction of Section 2 - Access Street Level 1.5				
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	2067	m3	35	72,361	
1.3	Excavation (rock)	947	m3	250	236,794	
1.4	Formation works (fill)	3019	m3	35	105,672	
1.5	Set-Out	1	Item	15,000	15,000	
2	ROAD PAVEMENT					
2.1	New pavement	2373	m2	180	427,050	Incls excavation and sub surface drains
3	CONCRETE WORKS					
3.1	Kerb and Channel	730	LM	100	73,000	Incls excavation
3.2	Footpath + Shared Path	1460	m2	85	124,100	Incls excavation
3.3	Pram crossings	4	Item	1,500	6,000	Incls excavation
3.4	Retaining wall	405	m2	1,000	405,000	
4	DRAINAGE					
4.1	Drainage - pipes	730	LM	350	255,500	
4.2	Drainage - pits/junctions	12	No.	3,500	42,583	Includes connection to existing drain system
4.3	Drainage - Sub-soil drainage	730	LM	55	40,150	Includes flush out pits
4.4	Drainage - WSUD	1	Item	15,208	15,208	Controlling of runoff due to crest
4.5	Drainage - Miscellaneous		Item			
5	TRAFFIC					
5.1	Traffic Safety (RSA)	1	Item	2,500	2,500	
5.2	Traffic Calming Devices	2	Item	10,000	20,000	
6	LANDSCAPE					
6.1	Trees	61	No.	250	15,250	1 tree / 12m
6.2	Landscaping	3468	m2	15	52,013	Incl top soil/seeding
7	STREET LIGHTING					
7.1	Street Lighting	8	Item	12,000	96,000	
8	MISCELLANEOUS					
8.1	Linemarking and RRPMS	365	LM	10	3,650	
8.2	Regulatory Signage	7	Item	250	1,825	
8.3	Fence	365	LM	100	36,500	
9	SERVICES					
9.1	Services relocation	1	Item	13,000	13,000	
9.2	Services protection		Item	10,000		
	SUB-TOTAL WORKS				\$ 2,059,157	
10	DELIVERY					
10.1	VicRoads	-	%		-	
10.2	Council	3.25	%		\$64,083	
10.3	Traffic/Environmental Management	5.5	%		\$108,449	
10.4	Survey/Design	5	%		\$98,590	
10.5	Supervision & Project Management	9	%		\$177,462	
10.6	Site Establishment	2.5	%		\$49,295	
10.7	Contingency	30	%		\$591,539	
	SUB-TOTAL DELIVERY				\$ 1,089,417	
	TOTAL ESTIMATED COST				\$ 3,148,574	
	<i>RD-02 Items associated with siteworks, earthworks and retaining wall components (including 30% contingency)</i>				\$ 1,085,275	

3.1.3. RD-03 Local Access Street Level 1 (Southern section) (\$494,929)

Table 4: RD-03 Local Access Street Level 1 (Southern section)

Project ID: RD-03 of the Glismann Road Development Contribution Plan (Urban Enterprise) June 2020		Construction of Local Access Street Level 1 (west of Glismann Road, southern section)				
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	166	m3	35	5,813	
1.3	Excavation (rock)		m3	250		
1.4	Formation works (fill)		m3	35		
1.5	Set-Out	1	Item	4,167	4,167	
2	ROAD PAVEMENT					
2.1	New pavement	730	m2	180	131,400	Incls excavation and sub surface drains
3	CONCRETE WORKS					
3.1	Kerb and Channel	200	LM	100	20,000	Incls excavation
3.2	Footpath + Shared Path	300	m2	85	25,500	Incls excavation
3.3	Pram crossings	2	Item	1,500	3,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	200	LM	350	70,000	
4.2	Drainage - pits/junctions	3	No.	3,500	11,667	Includes connection to existing drain system
4.3	Drainage - Sub-soil drainage	200	LM	55	11,000	Includes flush out pits
4.4	Drainage - WSUD		Item			
4.5	Drainage - Miscellaneous		Item			
5	TRAFFIC					
5.1	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE					
6.1	Trees	17	No.	250	4,250	1 tree / 12m
6.2	Landscaping	570	m2	15	8,550	Incl top soil/seeding
7	STREET LIGHTING					
7.1	Street Lighting	2	Item	12,000	24,000	
8	MISCELLANEOUS					
8.1	Linemarking and RRPMS		LM	10		
8.2	Regulatory Signage	2	Item	250	500	
9	SERVICES					
9.1	Services relocation		Item	5,000	0	
9.2	Services protection		Item	10,000		
SUB-TOTAL WORKS					\$ 322,346	
10	DELIVERY					
10.1	VicRoads	-	%		-	
10.2	Council	3.25	%		\$10,152	
10.3	Traffic/Environmental Management	5.5	%		\$17,180	
10.4	Survey/Design	5	%		\$15,618	
10.5	Supervision & Project Management	9	%		\$28,113	
10.6	Site Establishment	2.5	%		\$7,809	
10.7	Contingency	30	%		\$93,710	
SUB-TOTAL DELIVERY					\$ 172,583	
TOTAL ESTIMATED COST					\$ 494,929	

3.1.4. RD-04 Local Access Street Level 1 (Northern section) (\$318,741)

Table 5: RD-04 Local Access Street Level 1 (Northern section)

Project ID: RD-04 of the Glismann Road Development Contribution Plan (Urban Enterprise) June 2020		Construction of Local Access Street Level 1 (west of Glismann Road, northern section)				
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1 SITEWORKS AND EARTHWORKS						
1.1	Preconstruction					
1.2	Pavement Excavation	108	m3	35	3,778	
1.3	Excavation (rock)		m3	250		
1.4	Formation works (fill)		m3	35		
1.5	Set-Out	1	Item	3,000	3,000	
2 ROAD PAVEMENT						
2.1	New pavement	475	m2	180	85,410	Incls excavation and sub surface drains
3 CONCRETE WORKS						
3.1	Kerb and Channel	130	LM	100	13,000	Incls excavation
3.2	Footpath + Shared Path	195	m2	85	16,575	Incls excavation
3.3	Pram crossings	2	Item	1,500	3,000	Incls excavation
4 DRAINAGE						
4.1	Drainage - pipes	130	LM	350	45,500	
4.2	Drainage - pits/junctions	2	No.	3,500	7,000	Includes connection to existing drain system
4.3	Drainage - Sub-soil drainage	130	LM	55	7,150	Includes flush out pits
4.4	Drainage - WSUD		Item			
4.5	Drainage - Miscellaneous		Item			
5 TRAFFIC						
5.1	Traffic Safety (RSA)	1	Item	2,500	2,500	
6 LANDSCAPE						
6.1	Trees	11	No.	250	2,750	1 tree / 12m
6.2	Landscaping	371	m2	15	5,558	Incl top soil/seeding
7 STREET LIGHTING						
7.1	Street Lighting	1	Item	12,000	12,000	
8 MISCELLANEOUS						
8.1	Linemarking and RRPMS		LM	10		
8.2	Regulatory Signage	2	Item	250	500	
9 SERVICES						
9.1	Services relocation		Item	5,000	0	
9.2	Services protection		Item	10,000		
SUB-TOTAL WORKS					\$ 207,721	
10 DELIVERY						
10.1	VicRoads	-	%		-	
10.2	Council	3.25	%		\$6,531	
10.3	Traffic/Environmental Management	5.5	%		\$11,052	
10.4	Survey/Design	5	%		\$10,047	
10.5	Supervision & Project Management	9	%		\$18,085	
10.6	Site Establishment	2.5	%		\$5,024	
10.7	Contingency	30	%		\$60,283	
SUB-TOTAL DELIVERY					\$ 111,021	
TOTAL ESTIMATED COST					\$ 318,741	

3.1.5. RD-05 Local Access Street Level 1 (\$718,911)

Table 6: RD-05 Local Access Street Level 1

Project ID: RD-05 of the Glismann Road Development Contribution Plan (Urban Enterprise) June 2020		Construction of Local Access Street Level 1 (east of Glismann Road)				
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	249	m3	35	8,719	
1.3	Excavation (rock)		m3	250		
1.4	Formation works (fill)		m3	35		
1.5	Set-Out	1	Item	6,250	6,250	
2	ROAD PAVEMENT					
2.1	New pavement	1095	m2	180	197,100	Incls excavation and sub surface drains
3	CONCRETE WORKS					
3.1	Kerb and Channel	300	LM	100	30,000	Incls excavation
3.2	Footpath + Shared Path	450	m2	85	38,250	Incls excavation
3.3	Pram crossings	2	Item	1,500	3,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	300	LM	350	105,000	
4.2	Drainage - pits/junctions	5	No.	3,500	17,500	Includes connection to existing drain system
4.3	Drainage - Sub-soil drainage	300	LM	55	16,500	Includes flush out pits
4.4	Drainage - WSUD		Item			
4.5	Drainage - Miscellaneous		Item			
5	TRAFFIC					
5.1	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE					
6.1	Trees	25	No.	250	6,250	1 tree / 12m
6.2	Landscaping	855	m2	15	12,825	Incl top soil/seeding
7	STREET LIGHTING					
7.1	Street Lighting	2	Item	12,000	24,000	
8	MISCELLANEOUS					
8.1	Linemarking and RRPMS		LM	10		
8.2	Regulatory Signage	2	Item	250	500	
9	SERVICES					
9.1	Services relocation		Item	5,000	0	
9.2	Services protection		Item	10,000		
SUB-TOTAL WORKS					\$ 468,394	
10	DELIVERY					
10.1	VicRoads	-	%		-	
10.2	Council	3.25	%		\$14,736	
10.3	Traffic/Environmental Management	5.5	%		\$24,938	
10.4	Survey/Design	5	%		\$22,671	
10.5	Supervision & Project Management	9	%		\$40,808	
10.6	Site Establishment	2.5	%		\$11,336	
10.7	Contingency	30	%		\$136,028	
SUB-TOTAL DELIVERY					\$ 250,517	
TOTAL ESTIMATED COST					\$ 718,911	

3.1.6. TM-01 Glismann Road Roundabout (\$681,414)

Table 7: TM-01 Glismann Road Roundabout

Project ID: TM-01 of the Glismann Road Development Contribution Plan (Urban Enterprise) June 2020		Glismann Road - Roundabout Construction				
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	282	m3	35	9,874	
1.3	Excavation (rock)		m3	250		
1.4	Formation works (fill)		m3	35		
1.5	Set-Out	1	Item	3,000	3,000	
2	ROAD PAVEMENT					
2.1	New pavement	1240	m2	180	223,200	Incls excavation and sub surface drains
3	CONCRETE WORKS					
3.1	Kerb and Channel	200	LM	100	20,000	Incls excavation
3.2	Footpath + Shared Path	250	m2	85	21,250	Incls excavation
3.3	Pram crossings	4	Item	1,500	6,000	Incls excavation
3.4	Concrete Islands	280	m2	100	28,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	160	LM	350	56,000	
4.2	Drainage - pits/junctions	6	No.	3,500	21,000	Includes connection to existing drain system
4.3	Drainage - Sub-soil drainage	160	LM	55	8,800	Includes flush out pits
5	TRAFFIC					
5.1	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE					
6.1	Landscaping	40	m2	75	3,000	plants, topsoiling and grass
7	STREET LIGHTING					
7.1	Street Lighting	2	Item	12,000	24,000	
8	MISCELLANEOUS					
8.1	Linemarking and RRPMS	20	LM	10	200	
8.2	Regulatory Signage	9	Item	250	2,250	
9	SERVICES					
9.1	Services relocation	1	Item	3,000	3,000	
9.2	Services protection		Item	10,000		
	SUB-TOTAL WORKS				\$ 438,914	
10	DELIVERY					
10.1	VicRoads	-	%		-	
10.2	Council	3.25	%		\$14,265	
10.3	Traffic/Environmental Management	5.5	%		\$24,140	
10.4	Survey/Design	5	%		\$21,946	
10.5	Supervision & Project Management	9	%		\$39,502	
10.6	Site Establishment	2.5	%		\$10,973	
10.7	Contingency	30	%		\$131,674	
	SUB-TOTAL DELIVERY				\$ 242,500	
	TOTAL ESTIMATED COST				\$ 681,414	

3.2. Open Space - construction

3.2.1. SP-01 Shared path (\$69,000)

Source: Cardinia Shire Council

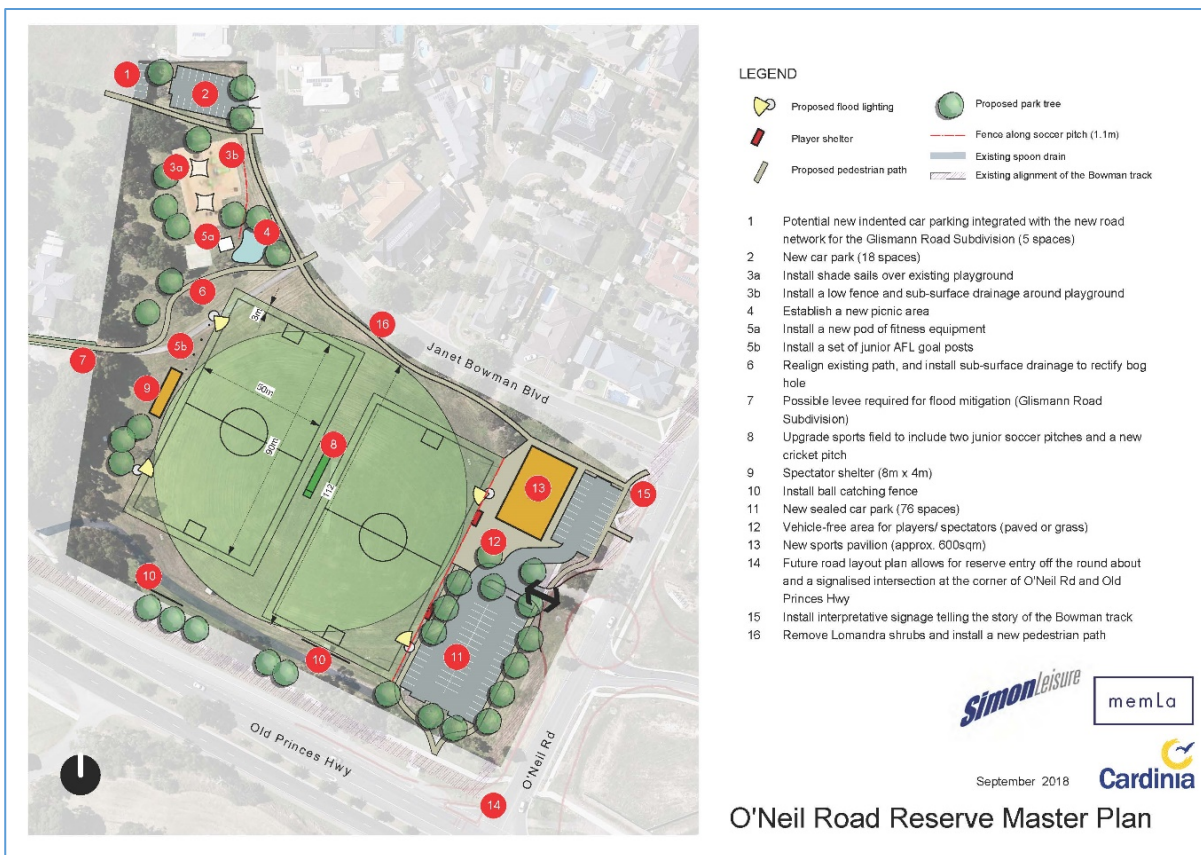
Project cost for the shared path:

- a 3 metre wide shared path for the length of 230 metres @ \$100 sqm = \$69,000.

3.2.2. OSLP-01 Local open space improvements (\$250,000)

The items included in the cost of this project have been based on the O’Neil Road Recreation Reserve Masterplan.

Figure 3: O’Neil Road Recreation Reserve Masterplan



Source:

https://www.cardinia.vic.gov.au/downloads/download/1227/oneil_road_recreation_reserve_master_plan_-_cardinia_shire_council

Source: Cardinia Shire Council

Table 8: OSLP-01 Glismann Road Local Park

Glismann Road Local Park	
Item	Cost
Weed eradication	\$ 12,000
Clearing & site preparation	\$ 50,000
Concrete footpath	\$ 12,500
Play space	\$ 70,000
Shade trees, tube planting & grassed area	\$ 25,000
Park furniture	\$ 25,700
Fencing	\$ 20,000
Drainage	\$ 12,000
Contingency (10%)	\$ 22,720
Total	\$ 249,920
Total (Round up)	\$ 250,000

3.2.3. OSNR-01 O'Neil Road Recreation Reserve works (\$147,750) (11% of \$1,343,183)

Source: Cardinia Shire Council

Table 9: OSNR-01 O'Neil Road Recreation Reserve

O'Neil Road Recreation Reserve Masterplan	
Item	Cost
Car park areas	\$ 69,000
Playground, fencing, picnic area & fitness equipment	\$ 209,000
Upgrade sport fields	\$ 387,500
Trees, paths and drainag	\$ 102,550
Car park and associated works around the pavilion	\$ 453,025
Contingency (10%)	\$ 122,108
Total	\$ 1,343,183
11 % of Total cost for DCP	\$ 147,750

3.3. Planning Costs

A DCP can include preparation costs of the DCP document, including the costs associated with planning for development area, costs associated with processing the amendment and consultant fees incurred in preparing the DCP document.

3.3.1. DCP-01 Planning costs (\$159,891)

Source: Cardinia Shire Council

Table 10: DCP-01 Specialist Report - Planning costs

Specialist Reports	
Contaminated Land Study <i>Meinhardt, (March 2015)(updated May 2020) Glismann Road Development Plan Contaminated Land Study</i>	\$ 11,870
Cultural Heritage Management Plan <i>Tardis Enterprises Pty Ltd (November 2010) Glismann Road, Beaconsfield Structure Plan Cultural Heritage Management Plan (CHMP) 11452</i>	\$ 16,433
Drainage <i>Water Technology (July 2014) Glismann Road Drainage Scheme</i>	\$ 27,259
Landscape Management Assessment & Framework <i>Hansen Partnership (June 2014) Glismann Road, Beaconsfield Landscape Assessment Hansen Partnership (August 2014) Glismann Road, Beaconsfield Landscape Management Framework</i>	\$ 21,560
Traffic Impact Report <i>Trafficworks (June 2020) Glismann Road Residential Development, Beaconsfield, Traffic Impact Assessment Report</i>	\$ 52,245
Market & Compensation Assessments <i>Westlink (July 2019) Glismann Road Valuations</i>	\$ 4,620
Glismann Road DCP <i>Urban Enterprise, June 2020, Glismann Road Development Contributions Plan (Draft for Exhibition)</i>	\$ 25,905
Total	\$ 159,891

3.4. Land valuations methodology

Source: Westlink (July 2019) Glismann Road Valuations

The Glismann Road DCP has six land projects:

- LA-01 Local Access Street Level 1, \$520,000
- LA-02 Local Access Street Level 1, \$150,000
- LA-03 Local Access Street Level 1, \$620,000
- LA-04 a Roundabout splay, \$30,000
- LA-05 a Local open space, \$330,000
- LA-05 b Local open space \$480,000

Council engaged Westlink to provide market valuations for six properties within the Glismann Road Area to facilitate the development of a roundabout, access roads and local open space via the Glismann Road DCP.

The valuations were based on the following:

- Value as at July 2019.
- Current Rural Living Zone with proposed development potential. The current zoning assessment of the properties was based on the summation and direct comparison methodologies.

- Rezoned for development as per the densities outlined in the proposed Glismann Road Development Plan. The development was based on the direct comparison and hypothetical subdivision methodologies.

A summary of the assessment of the compensation assessment for the six properties with land projects in the Glismann Road DCP is provided below.

Table 11: Land valuations methodology

Land	Compensation assessment
1 Glismann Road, Beaconsfield.	Compensation assessment for an access street (2,384 sqm of land), identified by Council as a DCP item. – LA-03 Local Access Street Level 1, \$620,000
3 Glismann Road, Beaconsfield.	Compensation assessment for roundabout splay (115 sqm of land), identified by Council as a DCP item. – LA-04 a Roundabout splay, \$30,000
5 Glismann Road, Beaconsfield.	Compensation assessment for roundabout splay (366 sqm of land), identified by Council as a DCP item. – LA-04 b Roundabout splay, \$105,000
6 Glismann Road, Beaconsfield.	Compensation assessment for an access street (1,920 sqm of land) and local open space (1,200 sqm of land), identified by Council as a DCP item. – LA-01 Local Access Street Level 1, \$520,000 – LA-05 a Local open space, \$330,000
8 Glismann Road, Beaconsfield.	Compensation assessment for local open space (1,800 sqm of land), identified by Council as a DCP item. – LA-05 b Local open space \$480,000
16 Glismann Road, Beaconsfield.	Compensation assessment for access street (800 sqm of land), identified by Council as a DCP item. – LA-02 Local Access Street Level 1, \$150,000

3.5. Community Infrastructure

3.5.1. CI-01 O'Neil Road Recreation Reserve Pavilion (\$217,800)

Source: Cardinia Shire Council

Project cost for the sports pavilion:

- 600sqm comprising change rooms, associated amenities, meeting room/office, kitchen/canteen, storage, and public toilets @ \$3,000 per metre for construction (and 10% contingency) = \$1,980,000.
- 11% of \$1,980,00 = \$217,800.

4. Glismann Road DCP contribution to the upgrade of O'Neil Road Recreation Reserve

O'Neil Recreation Reserve is a neighbourhood park that services the existing Beaconsfield community. The O'Neil Road Recreation Reserve Masterplan has been designed to meet the needs of the existing and future residents of Beaconsfield.

Council undertook significant community consultation, including existing user groups and local residents, in developing the O'Neil Road Recreation Reserve Masterplan. The draft Masterplan was revised in response to the comments received during the community consultation process and was endorsed by Council on the 19 November 2018.

The O'Neil Recreation Reserve Masterplan provides a long-term strategic plan for the future development of passive and active recreation facilities for the reserve and provides the strategic justification for the project to be included in the Glismann Road DCP.

The background report and endorsed Masterplan can be found at https://www.cardinia.vic.gov.au/downloads/download/1227/oneil_road_recreation_reserve_master_plan_-_cardinia_shire_council.

The Glismann Road Area is adjacent to the O'Neil Road Recreation Reserve. New residents within the Glismann Road Area will enjoy quick and easy access to this open space area for both passive and active facilities. As a neighbourhood park, O'Neil Road Recreation Reserve offers different facilities to the local park which is fully funded by the Glismann Road DCP.

A review of the population characteristics and forecasts in the *O'Neil Road Reserve Master Plan Final Report (September 2018)* and information collected from 'ID profile Cardinia' was used to determine the expected use of the reserve by the future residents of the Glismann Road Area.

The 2020 population forecast for Beaconsfield Precinct is 4,612, and is forecast to grow to 6,326 by 2041 (<https://forecast.id.com.au/cardinia/about-forecast-areas?WebID=100>).

Figure 4: Beaconsfield Precinct (Profile id)

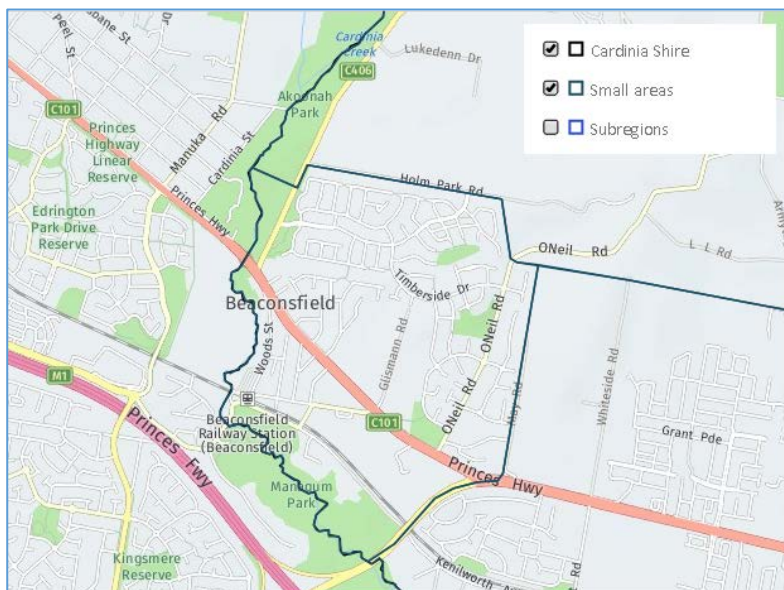


Table 12: Beaconsfield Precinct Forecast

Beaconsfield Precinct	Forecast year					
	2016	2021	2026	2031	2036	2041
Population	4,339	4,638	5,068	5,452	6,136	6,326
Average household size	3.06	2.99	2.96	2.93	2.93	2.90
Dwellings	1,453	1,588	1,750	1,895	2,130	2,224

Source: Population and household forecasts, 2016 to 2041, prepared by [.id](#), the population experts, October 2019.

It is estimated that the Glismann Road Area will accommodate around 250 lots. Based on a rate of 2.9 people per household, the population in the Glismann Road Area will be around 725. This is around 11% of the expected population of 6,326 in 2041 for the Beaconsfield Precinct.

5. Conclusion

The Glismann Road DCP has been prepared by Urban Enterprise and developed in accordance with the provisions of Part 3B of the *Planning and Environment Act (1987)* and the Victorian State Government *Development Contributions Guidelines (2007)*.

A number of assessments have been prepared by, or on behalf of, Council that identify the need, standard, and costs for the infrastructure items that are included in the DCP. The project sheets in this document provide a breakdown of the costs listed in the Glismann Road DCP and is provided for information purposes.

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