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MONBULK TOWNSHIP

URBAN DESIGN FRAMEWORK //
DRAFT FOR CONSULTATION 2023

6.0 ACTIONS & COSTINGS

6.1 Actions & Estimated Costings 87

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6.1 Actions & Estimated Costings (December 2022)

The following actions and cost estimates have been derived from the projects and design solutions proposed within the Monbulk Urban Design Framework. These projects have been categorised as follows:

Public Realm Projects

Parks, streetscapes, reserves, play spaces, artwork and other public realm areas prioritised for community use, that includes pedestrian paths, access ramps, signage, hard and soft landscaping, street furniture, public toilets, and shelter amongst other things.

Access Projects

Car parking areas and laneways that include pedestrian paths, parking configuration, accessible parking, EV charging, lighting, bicycle parking, stormwater, and arborist information.

Movement Projects

Pedestrian crossings, raised intersections, traffic calming measures and movement projects that include moving pedestrians, cyclists, and vehicles safely throughout the Monbulk UDF area.

Major Developments

Large scale developments within the public, and private realm that will have a significant impact on the look and feel of Monbulk. This category may also include major infrastructure projects for the Monbulk area as well.

Other Projects

This primarily involves statutory projects such as Planning Scheme Amendments but also may include reports, studies, or strategies required to provide a more detailed analysis of the area.

These projects have been proposed, and assessed at a concept design level and the costings, in turn, reflect the high level nature of these estimates that have been generated through comparison projects and square metre rates.

The following Project Cost Tiers table and the timing table have been used to compare the scope and potential cost implications of each proposed projects within the Monbulk UDF.

| Project Cost Tier | | |
|-------------------|---------------------|--|
| A | \$1 - 49,999 | Reports E.g. minor reports, studies or strategies including planning scheme amendments |
| B | \$50,000 - 249,999 | Minor Projects E.g. street furniture replacement, minor upgrades to open space areas, and pedestrian crossings |
| C | \$250,000 - 499,999 | Small Projects E.g. small open space upgrades, path network improvements |
| D | \$500,000 - 999,999 | Medium Projects E.g. open space upgrades, new plazas, path network improvements |
| E | \$1M - 1.99M | Large Projects E.g. Large public realm developments and key open space areas |
| F | \$2M-5M | Very Large Projects E.g. large infrastructure and pavilion redevelopments |
| G | \$5M-9.9M | Major Projects E.g. major infrastructure and open space developments |
| H | \$10M+ | Regionally Significant Projects E.g. land redevelopment area and complete recreation reserve redevelopments |

| Timing | |
|--------|------------|
| Short | 1-5 years |
| Medium | 5-10 years |
| Long | 10+ years |

Table 06 - Project Cost Tiers and Timing

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| Action | Description | Responsibility | Timing | Cost Tier | Cost Estimate |
|--|--|---|--------|-----------|--------------------|
| Public Realm Projects | | | | | |
| A01 | Whole Urban Design Framework Area Cultural Values Assessment to identify, understand and record the traditional, historical, and contemporary indigenous cultural values of Monbulk. | <ul style="list-style-type: none"> Community Wellbeing (YRC) Design & Place (YRC) | Short | B | \$50,000 |
| A02 | Monbulk & Main Road Intersection Activation Installation of public art treatment at Monbulk Road and Main Road roundabout. | <ul style="list-style-type: none"> Design & Place (YRC) | Short | C | \$250,000 |
| A03 | Nugent Street Car Park (central) Access Prepare a masterplan for the Nugent Street (central) car park to include detailed site planning to investigate new crossover from Nugent Street, pedestrian paths, parking configuration, stormwater and arborist information. | <ul style="list-style-type: none"> Design & Place (YRC) Infrastructure Services (YRC) | Short | E | \$1,383,000 |
| A04 | Main Road Streetscape Revitalisation Streetscape improvements on the north-east side of Main Road between Mount Pleasant Road and Moores Road, with new DDA compliant ramps, new furniture, new drainage, new retaining walls and new landscaping. | <ul style="list-style-type: none"> Design & Place (YRC) Infrastructure Delivery (YRC) Department of Transport (VG) | Medium | F | \$2,249,500 |
| A05 | Precinct 3 Installation of public art treatment at David Hill Road and Main Road roundabout. | <ul style="list-style-type: none"> Design & Place (YRC) | Short | C | \$250,000 |
| <ul style="list-style-type: none"> YRC - Yarra Ranges Council VG - Victorian Government PROJECTED COSTS | | | | | \$4,182,500 |

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| Action | Description | Responsibility | Timing | Cost Tier | Cost Estimate |
|------------------------|--|---|--------|-----------|--------------------|
| Access Projects | | | | | |
| A06 | Whole Urban Design Framework Area Prepare a car parking demand analysis for the whole area covered by the Urban Design Framework. | <ul style="list-style-type: none"> Infrastructure Delivery (YRC) | Short | B | \$50,000 |
| A07 | Whole Urban Design Framework Area Investigate feasibility and implementation of electric bicycle and vehicular charging stations throughout central Monbulk. | <ul style="list-style-type: none"> Infrastructure Services (YRC) Sustainability (YRC) | Short | B | \$50,000 |
| A08 | Precinct 1 Undertake upgrade (bitumen seal) of Helen Chandler Alley. | <ul style="list-style-type: none"> Infrastructure Services (YRC) | Medium | E | \$1,713,500 |
| A09 | Precinct 1 Bitumen seal rear laneways to properties facing Main Road. | <ul style="list-style-type: none"> Infrastructure Services (YRC) | Medium | C | \$459,900 |
| A10 | Nugent Street Car Park (west) Access Develop a crossover from Nugent Street to car park at 28 Nugent Street. | <ul style="list-style-type: none"> Infrastructure Delivery (YRC) | Short | B | \$80,800 |
| A11 | Village Green Redevelopment Provision of 16 45° Angle Car Spaces within Moores Road Road Reserve. | <ul style="list-style-type: none"> Infrastructure Delivery (YRC) | Short | D | \$647,500 |
| PROJECTED COSTS | | | | | \$3,001,700 |

- YRC - Yarra Ranges Council
- VG - Victorian Government

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| Action | Description | Responsibility | Timing | Cost Tier | Cost Estimate |
|--------------------------|---|--|--------|-----------|---|
| Movement Projects | | | | | |
| A12 | Whole Urban Design Framework Area Investigate funding options to deliver new pedestrian and cycling connections as identified in the Urban Design Framework. | <ul style="list-style-type: none"> Infrastructure Services (YRC) Recreation Projects and Parks (YRC) Design & Place (YRC) | Short | B | \$50,000 |
| A13 | Precinct 1 Installation of 2 signalised raised pedestrian crossings on Main Road between Emerald-Monbulk Road and Mt Pleasant Road. | <ul style="list-style-type: none"> Infrastructure Services (YRC) Department of Transport (VG) | Short | B | \$176,300 <i>Negotiation with State Government (DoT) required</i> |
| A14 | Precinct 1 Installation of 2 signalised raised pedestrian crossings on Main Road between Emerald-Monbulk Road and David Hill Road. | <ul style="list-style-type: none"> Infrastructure Services (YRC) Department of Transport (VG) | Short | B | \$171,700 <i>Negotiation with State Government (DoT) required</i> |
| A15 | Precinct 1 Upgrade of 2 existing pedestrian crossings on Main Road to raised pedestrian crossings. | <ul style="list-style-type: none"> Infrastructure Services (YRC) Department of Transport (VG) | Short | B | \$147,400 <i>Negotiation with State Government (DoT) required</i> |
| A16 | Monbulk & Main Road Intersection Activation Installation of 3 raised pedestrian crossings at Monbulk Road and Main Road Roundabout. | <ul style="list-style-type: none"> Infrastructure Services (YRC) Department of Transport (VG) | Short | C | \$412,400 <i>Negotiation with State Government (DoT) required</i> |
| A17 | Monbulk & Main Road Intersection Activation Establish slip lane treatment at Monbulk Road and Main Road Roundabout. | <ul style="list-style-type: none"> Infrastructure Services (YRC) Department of Transport (VG) | Short | D | \$532,100 <i>Negotiation with State Government (DoT) required</i> |
| A18 | St Georges Anglican Church Forecourt Redevelopment Installation of a new Bus Stop adjacent to St Georges Anglican Church on Main Road. | <ul style="list-style-type: none"> Design & Place (YRC) Infrastructure Services (YRC) Department of Transport (VG) | Short | C | \$368,200 <i>Negotiation with State Government (DoT) required</i> |
| A19 | RSL Car Park Access Upgrade existing path connection between 8 Nugent Street and Main Road. | <ul style="list-style-type: none"> Infrastructure Delivery (YRC) | Short | D | \$800,700 |
| A20 | Main Road – Village Green Links Revitalisation Relocate crossover to supermarket carpark and widen pedestrian outstand at 37-39 Main Road to establish a pedestrian link between Main Road and the Village Green. | <ul style="list-style-type: none"> Design & Place (YRC) Infrastructure Delivery (YRC) | Medium | F | \$2,841,500 |
| A21 | Precinct 2 Installation of 3 raised pedestrian crossings along Moores Road between Main Road and McAllister Road. | <ul style="list-style-type: none"> Infrastructure Delivery (YRC) | Short | B | \$210,400 |

- YRC - Yarra Ranges Council
- VG - Victorian Government

PROJECTED COSTS

\$5,710,700

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| Action | Description | Responsibility | Timing | Cost Tier | Cost Estimate |
|-----------------------------------|--|---|--------|-----------|---------------|
| Major Development Projects | | | | | |
| A22 | Precinct 1 Investigate potential development of a residential aged care facility along Main Road. | <ul style="list-style-type: none"> Economic Development (YRC) | Short | B | \$50,000 |
| A23 | St Georges Anglican Forecourt Redevelopment Investigate potential to develop land on the St Georges Anglican Church site for medium density housing. | <ul style="list-style-type: none"> Design & Place (YRC) | Short | B | \$50,000 |
| A24 | Village Green Redevelopment Works for the development of the Village Green passive open space area including: <ul style="list-style-type: none"> District level playground; Outdoor plaza; Public amphitheatre; Upgrades to laneways; and Development of some land for medium density housing. The project work is also to include investigation of pedestrian paths, parking configuration, stormwater and arborist information. | <ul style="list-style-type: none"> Design & Place (YRC) Infrastructure Services (YRC) Recreation Projects and Parks (YRC) | Long | G | \$9,240,400 |
| A25 | Moores Road (north) Redevelopment Works for the development of Monbulk Netball Courts and Monbulk Tennis Courts. Masterplan is also to include investigation of pedestrian paths, parking configuration, stormwater and arborist information. | <ul style="list-style-type: none"> Design & Place (YRC) Infrastructure Services (YRC) Recreation Projects and Parks (YRC) | Long | F | \$4,056,500 |
| A26 | Monbulk Recreation Reserve (southeast) Revitalisation Upgrades to the Monbulk Recreation Reserve land, including <ul style="list-style-type: none"> Bouldering wall, Pumptrack Multipurpose outdoor court, 4 tennis courts, Informal spectator stands, 35 new car park bays, Pedestrian paths and Provision for 2 bus bays. Upgrades to include, site survey stormwater and arborist information. | <ul style="list-style-type: none"> Design and Place (YRC) Recreation Projects and Parks (YRC) | Medium | G | \$5,967,900 |
| A27 | Precinct 3 Upgrades to the Monbulk Living & Learning and its forecourt. The Masterplan is also to include investigation of pedestrian paths, parking configuration, stormwater and arborist information. | <ul style="list-style-type: none"> Design & Place (YRC) Communities (YRC) Infrastructure Services (YRC) Recreation Projects and Parks (YRC) | Long | F | \$3,500,000* |

• YRC - Yarra Ranges Council

• VG - Victorian Government

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PROJECTED COSTS

\$22,864,800

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| Action | Description | Responsibility | Timing | Cost Tier | Cost Estimate |
|-----------------------|---|---|--------|-----------|--------------------|
| Other Projects | | | | | |
| A28 | Whole Urban Design Framework Area Undertake a Planning Scheme Amendment to update planning controls to reflect the design and built form outcomes of the Urban Design Framework. | <ul style="list-style-type: none"> Design & Place (YRC) | Short | B | \$50,000 |
| A29 | Whole Urban Design Framework Area Investigate the need for the inclusion of the activity centre within the municipal Development Contributions Plan or prepare a new Development Contributions Plan for the activity centre. | <ul style="list-style-type: none"> Design & Place (YRC) | Short | B | \$50,000 |
| A30 | Main Road – Village Green Links Revitalisation Purchase of 43 Main Road to establish a pedestrian connection between main Road and the Village Green. | <ul style="list-style-type: none"> Property Services (YRC) Design & Place (YRC) | Short | F | \$2,000,000 |
| A31 | Precinct 2 Undertake a Planning Scheme Amendment to rezone land from Public Park and Recreation Zone to a Residential Zone to reflect the proposed medium density development at the Village Green, Monbulk Netball Courts and Monbulk Tennis Courts. | <ul style="list-style-type: none"> Design & Place (YRC) | Long | B | \$50,000 |

- YRC - Yarra Ranges Council
- VG - Victorian Government

PROJECTED COSTS

\$2,150,000

- Excludes anticipated State Government subsidies.
- Excludes Removal and replacement of hazardous materials including asbestos and contaminated soil.
- Excludes upgrading of existing services other than services clarified in the cost plan.
- Excludes out of hours work.
- Excludes Goods and Services Tax (GST).
- All costs are at January 2023 cost level.
- **Nominal amount only not included in the Quantity Survey estimate - scope and extent to be defined.*

TOTAL PROJECTED COSTS

\$37,909,700

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| Project Category | Public Realm | Access | Movement | Major Development | Other |
|------------------|--------------|--------|----------|-------------------|-------|
|------------------|--------------|--------|----------|-------------------|-------|



OTHER ACTIONS

| Action No. | Project Name |
|------------|--|
| A01 | Cultural Values Assessment |
| A06 | Car Parking Demand Analysis |
| A07 | Electric Bike & Vehicle Charging Study |
| A12 | Pedestrian and Cycling Connections Study |
| A22 | Investigate potential residential aged facility on Main Road |
| A28 | Planning Scheme Amendment for Built Form Controls |
| A29 | Investigate Development Contributions |
| A31 | Planning Scheme Amendment to rezone Village Green and, Netball and Tennis Courts |