

**Appendix B Infrastructure Plan**

**Infrastructure Costs and Developer Contributions for 217, 221-223 Separation Street, Northcote**

Location	Item	Estimated cost	% Developer Contribution	\$ Developer contribution
<b>Separation Street signalised pedestrian crossing</b>	1 Located to connect new access path through site to access path through Rubie Thomson Reserve. Should also provide access to bus stop.	\$150,000.00	50%	\$75,000.00
<b>McDonnell Reserve</b>	1 3m wide shared concrete path (connect Clifton Street with development - 200m)	\$55,000.00	100%	\$55,000.00
	2 Path lighting	\$75,000.00	50%	\$37,500.00
	3 Tree planting & establishment maintenance	\$30,000.00	100%	\$30,000.00
	4 Sports fencing- new (west oval)	\$30,000.00	50%	\$15,000.00
	5 Sports fencing -replace existing (east oval)	\$30,000.00	50%	\$15,000.00
	6 Pavilion landscaping / drainage	\$25,000.00	50%	\$12,500.00
<b>Rubie Thomson Reserve</b>	1 Playspace upgrade	\$200,000.00	50%	\$100,000.00
	2 Tree planting & establishment maintenance	\$15,000.00	50%	\$7,500.00
	<b>Total</b>	<b>\$610,000.00</b>		<b>\$347,500.00</b>
<b>Base items requirements (not costed as not associated with height bonus)</b>				
<b>New public shared path through site</b>	3m shared path, 2m offset to vegetation on either side, 2m offset from vegetation to buildings on either side. Total width: 11m Should include trees, seating, lighting.			
<b>Widen Separation Street footpath</b>	2m clear footpath, plus 1m for trees and infrastructure. Total width: 3m			