

Traralgon North Development Plan and Development Contribution Plan
Development Contributions Schedule 2018

Project Item	Project Category	Project Description	Quantity	Unit	Rate \$	Estimated Cost \$	Estimated External Use %	Main Catchment Area Use %	Main Catchment Area Contribution \$	Demand Units	DI Levy	CIL(\$/dw)
RO	ROAD & INTERSECTION											
DI_RO_1	Marshalls Road upgrade	Upgrade of Marshalls Rd to the standard of a collector street	1500.0	lin.m	\$4,025	\$6,037,033	36%	64%	\$3,863,701	101.06	\$38,232.80	
DI_LA_8a	Land acquisition - Marshalls Road east	Acquisition of land for the widening (2m by 475m) of Marshalls Road between the Gippsland Water Booster Pump Station and Traralgon Maffra Road.	0.095	ha	\$300,000	\$28,500	0%	100%	\$28,500	101.06	\$282.02	
DI_LA_8b	Land acquisition - Marshalls Road west	Acquisition of land for the widening (5m) of Marshalls Road between the Gippsland Water Booster Pump Station and the westernmost road access to the Development Plan area.	0.58	ha	\$300,000	\$174,000	0%	100%	\$174,000	101.06	\$1,721.80	
DI_RO_2	Signalised intersection Traralgon-Maffra Rd and Marshalls Rd	Construction of a signalised T-intersection at Traralgon-Maffra Rd and Marshalls Rd including pavement replacement and services relocation.	1.0	intersection	\$3,735,037	\$3,735,037	0%	100%	\$3,735,037	101.06	\$36,959.61	
DI_RO_3	Roundabout at Marshalls Rd and Park Lane	Construction of a roundabout at Marshalls Rd and Park Lane.	1.0	intersection	\$563,518	\$563,518	0%	100%	\$563,518	101.06	\$5,576.23	
DI_RO_4	Intersection Traralgon Maffra Road and collector road	Construction of an unsignalised intersection including pavement replacement, services relocation and Crown land acquisition.	1.0	intersection	\$2,724,198	\$2,724,198	0%	100%	\$2,724,198	101.06	\$26,956.97	
DI_RO_6	Bus stops	Provision of bus stops (including shelters) at Marshalls Rd/Park Ln, within study area and at Traralgon-Maffra Rd and East-West connector	5.0	bus stop	\$40,251	\$201,257	0%	100%	\$201,257	101.06	\$1,991.51	
TR	TRAILS											
DI_TR_1	Trail link to Rail Trails on eastern DP Area boundary	Construct trail link to the Rail Trail along the eastern boundary of the DP area	30.0	lin.m	\$202	\$6,069	0%	100%	\$6,069	101.06	\$60.05	
DI_TR_2	Shared path - Marshalls Road west	Construction of a shared path along Marshalls Rd west of Gippsland Water Booster Pump Station	1600.0	lin.m	\$202	\$323,655	0%	100%	\$323,655	101.06	\$3,202.69	
DI_TR_3	Shared path - Marshalls Road east	Construction of a shared path along Marshalls Rd east of Gippsland Water Booster Pump Station	475.0	lin.m	\$202	\$96,085	0%	100%	\$96,085	101.06	\$950.80	
DI_TR_4	Shared path - internal connector streets	Construction of a shared path along internal connector streets	1500.0	lin.m	\$202	\$303,427	0%	100%	\$303,427	101.06	\$3,002.52	
DI_TR_5	Shared path - linear open space	Construction of shared paths within linear open space reserves (north-south linear reserves central to the site affecting properties 12 and 13, and north-south along Traralgon Maffra Road).	1200.0	lin.m	\$202	\$242,741	0%	100%	\$242,741	101.06	\$2,402.02	
OS	OPEN SPACE											
DI_LA_2	Active Open Space reserve	Land acquisition for active open space	2.44	ha	\$300,000	\$732,000	0%	100%	\$732,000	101.06	\$7,243.42	
DI_OS_1	Active Open Space reserve	Improvements to the Active Open Space reserve	1.0	allow	\$1,380,045	\$1,380,045	0%	100%	\$1,380,045	101.06	\$13,656.07	
CI_OS_1	Active Open Space - Pavilion	Construction of a pavilion to support the active open space reserve	1.0	allow	\$1,150,037	\$1,150,037	0%	100%	\$1,150,037	1077		\$1,067.82
DI_OS_2	Passive open space improvements	Improvements to passive open space, including regrading and seeding, tree planting, street furniture and playground equipment.	1.0	allow	\$2,710,464	\$2,710,464	0%	100%	\$2,710,464	101.06	\$26,821.07	
CF	COMMUNITY FACILITIES											
DI_LA_1	Land for Community Facility	Land acquisition for a community facility - total area 0.35ha	0.35	ha	\$300,000	\$105,000	0%	100%	\$105,000	101.06	\$1,039.02	
DI_CF_1	Multi-purpose community centre - DI component	Construction of the Development Infrastructure component of a level 1 multi purpose community centre, including maternal and child health centre and kindergarten.	1.0	allow	\$1,725,056	\$1,725,056	70%	30%	\$517,517	101.06	\$5,121.03	
CI_CF_1	Multi-purpose community centre - CI component	Construction of the Community Infrastructure component of a level 1 multi purpose community centre, including community meeting rooms.	1.0	allow	\$1,150,037	\$1,150,037	70%	30%	\$345,011	1077.00		\$320.34
O	OTHER											
DI_O_1	Planning	Development Plan and DCP planning costs	1.0	allow	\$163,576	\$163,576	0%	100%	\$163,576	101.06	\$1,618.65	
	Total Estimated Cost					DIL \$21,251,661 CIL \$2,300,075		DIL CIL	\$17,870,790 \$1,495,049		\$176,838.28	\$1,388.16
Total Estimated Net Developable Area in DP is			101.06	Total		\$23,551,736			\$19,365,838			
Estimated Contributions per Dwelling											\$176,838.28	
CIL per dwelling											\$900	

DR	DRAINAGE LEVY 1,2,3		Actual C	\$1,388.16	Gap \$	\$488.16						
DI_DR_1a	Drainage works: retarding basin within DP area	Construction of drainage works for a retarding basin within the DP area.	1.0	Basin	\$740,083	\$740,083	37%	63%	\$466,252	50.32	\$9,265.85	
DI_DR_1b	Drainage works: retarding basin outside DP area (north)	Construction of drainage works for a retarding basin to the north of the DP area and piping to connect to DP area.	1.0	Basin	\$496,099	\$496,099	37%	63%	\$312,543	50.32	\$6,211.17	
DI_DR_1c	Drainage works: major wetland north of DP area	Construction of drainage scheme for Catchment A, including major wetland to the north of DP area and drainage pipes.	1.0	Wetland and piping	\$1,474,744	\$1,474,744	37%	63%	\$929,088	50.32	\$18,463.82	
DI_LA_3	Land for retarding basin to the north of DP area	Land acquisition (0.2ha) for retarding basin to the north of the DP area.	0.20	ha	\$20,000	\$4,000	0%	100%	\$4,000	50.32	\$79.49	
DI_LA_4	Land for retarding basin within DP area	Land acquisition (0.51ha) for retarding basin within DP area.	0.51	ha	\$300,000	\$153,000	0%	100%	\$153,000	50.32	\$3,040.58	
DI_LA_5	Land for major wetland	Land acquisition for major wetland (2.0ha) to the north of DP area.	2.00	ha	\$12,500	\$25,000	0%	100%	\$25,000	50.32	\$496.83	
TOTAL	DRAINAGE LEVY 4					\$2,892,926			\$1,889,883		\$37,557.73	
DI_DR_2	Drainage works - catchment 4	Construction of a drainage scheme for catchment 4, including drainage pipes, retarding basin and wetland area.	1.0	scheme	\$2,028,666	\$2,028,666	32%	68%	\$1,379,493	40.10	\$34,399.05	
DI_LA_6	Land for retention basin - catchment 4	Land acquisition for wetland area for catchment 4.	1.08	ha	\$12,500	\$13,500	0%	100%	\$13,500	40.10	\$336.64	
TOTAL	DRAINAGE LEVY 6					\$2,042,166			\$1,392,993		\$34,735.68	
DI_DR_3	Drainage works - catchment 6	Construction of a drainage scheme for catchment 6, including drainage pipes, retarding basins and bioretention areas	1.0	scheme	\$110,088	\$110,088	0%	100%	\$110,088	6.61	\$16,654.78	
DI_LA_7	Land for retention basin catchment 6	Land acquisition for retention basin for catchment 6.	0.38	ha	\$12,500	\$4,750	0%	100%	\$4,750	6.61	\$718.61	
TOTAL						\$114,838			\$114,838		\$17,373.39	