

3. DC PROJECT LIST

Traralgon North DCP

Index Year 25/26

Project Item		Project Category	Project Description	Development Type	Estimated Project Cost				Estimated External Use %	Main Catchment Area Use %	Main Catchment Area Contribution \$	Demand Units	DIL per ha	CIL per dwelling (lot)
					Quantity	Unit	Adjusted Rate	Adjusted Index Estimated Cost						
ROAD & INTERSECTION														
DI_RO_1	ROAD & INTE	Marshalls Road upgrade	Upgrade of Marshalls Rd to the standard of a collector street	Development	1500.00	lin.m	\$5,510	\$ 8,264,493	36%	64%	\$ 5,289,275.26	104.82	\$ 50,461.88	\$ -
DI_LA_8a	ROAD & INTE	Land acquisition - Marshalls Road east	Acquisition of land for the widening (2m by 475m) of Marshall	Development	0.10	ha	\$762,500	\$ 72,438	0%	100%	\$ 72,437.50	104.82	\$ 691.08	\$ -
DI_LA_8b	ROAD & INTE	Land acquisition - Marshalls Road west	Acquisition of land for the widening (5m) of Marshalls Road b	Development	0.58	ha	\$842,857	\$ 488,857	0%	100%	\$ 488,857.06	104.82	\$ 4,663.90	\$ -
DI_RO_2	ROAD & INTE	Signalised intersection Traralgon-Maffra Rd and Marshalls R	Construction of a signalised T-intersection at Traralgon-Maffr	Development	1.00	tersectio	\$5,017,871	\$ 5,017,871	0%	100%	\$ 5,017,870.79	104.82	\$ 47,872.57	\$ -
DI_RO_3	ROAD & INTE	Roundabout at Marshalls Rd and Park Lane	Construction of a roundabout at Marshalls Rd and Park Lane	Development	1.00	tersectio	\$771,481	\$ 771,481	0%	100%	\$ 771,481.28	104.82	\$ 7,360.25	\$ -
DI_RO_4	ROAD & INTE	Intersection Traralgon Maffra Road and collector road	Construction of an unsignalised intersection including pavem	Development	1.00	tersectio	\$3,975,723	\$ 3,975,723	0%	100%	\$ 3,975,722.93	104.82	\$ 37,930.05	\$ -
DI_RO_6	ROAD & INTE	Bus stops	Provision of bus stops (including shelters) at Marshalls Rd/Pa	Development	5.00	bus stop	\$55,106	\$ 275,529	0%	100%	\$ 275,529.03	104.82	\$ 2,628.66	\$ -
SUB-TOTAL											\$ 15,891,173.84		\$ 151,608.39	\$ -
TRAILS														
DI_TR_1	TRAILS	Trail link to Rail Trails on eastern DP Area boundary	Construct trail link to the Rail Trail along the eastern boundar	Development	30.00	lin.m	\$277	\$ 8,308	0%	100%	\$ 8,308.09	104.82	\$ 79.26	\$ -
DI_TR_2	TRAILS	Shared path - Marshalls Road west	Construction of a shared path along Marshalls Rd west of Gip	Development	1600.00	lin.m	\$277	\$ 443,098	0%	100%	\$ 443,098.26	104.82	\$ 4,227.34	\$ -
DI_TR_3	TRAILS	Shared path - Marshalls Road east	Construction of a shared path along Marshalls Rd east of Gip	Development	475.00	lin.m	\$277	\$ 131,545	0%	100%	\$ 131,544.79	104.82	\$ 1,254.99	\$ -
DI_TR_4	TRAILS	Shared path - internal connector streets	Construction of a shared path along internal connector street	Development	1500.00	lin.m	\$277	\$ 415,405	0%	100%	\$ 415,404.61	104.82	\$ 3,963.13	\$ -
DI_TR_5	TRAILS	Shared path - linear open space	Construction of shared paths within linear open space reserv	Development	1200.00	lin.m	\$277	\$ 332,324	0%	100%	\$ 332,323.69	104.82	\$ 3,170.51	\$ -
SUB-TOTAL											\$ 1,330,679.45		\$ 12,695.23	\$ -
OPEN SPACE														
DI_LA_2	OPEN SPACE	Active Open Space reserve	Land acquisition for active open space	Development	2.44	ha	\$770,000	\$ 1,878,800	0%	100%	\$ 1,878,800.00	104.82	\$ 17,924.53	\$ -
DI_OS_1	OPEN SPACE	Active Open Space reserve	Improvements to the Active Open Space reserve	Development	1.00	allow	\$1,889,342	\$ 1,889,342	0%	100%	\$ 1,889,341.91	104.82	\$ 18,025.11	\$ -
CI_OS_1	OPEN SPACE	Active Open Space - Pavilion	Construction of a pavilion to support the active open space re	Community	1.00	allow	\$1,574,452	\$ 1,574,452	0%	100%	\$ 1,574,451.59	1111.00	\$ -	\$ 1,417.15
DI_OS_2	OPEN SPACE	Passive open space improvements	Improvements to passive open space, including regrading an	Development	1.00	allow	\$3,710,744	\$ 3,710,744	0%	100%	\$ 3,710,743.59	104.82	\$ 35,402.03	\$ -
SUB-TOTAL											\$ 9,053,337.08		\$ 71,351.67	\$ 1,417.15
COMMUNITY FACILITIES														
DI_LA_1	COMMUNITY	Land for Community Facility	Land acquisition for a community facility - total area 0.35ha	Development	0.35	ha	\$2,200,000	\$ 770,000	0%	100%	\$ 770,000.00	104.82	\$ 7,346.12	\$ -
DI_CF_1	COMMUNITY	Multi-purpose community centre - DI component	Construction of the Development Infrastructure component of	Development	1.00	allow	\$2,361,677	\$ 2,361,677	70%	30%	\$ 708,503.21	104.82	\$ 6,759.41	\$ -
CI_CF_1	COMMUNITY	Multi-purpose community centre - CI component	Construction of the Community Infrastructure component of a	Community	1.00	allow	\$1,574,452	\$ 1,574,452	70%	30%	\$ 472,335.48	1111.00	\$ -	\$ 425.14
SUB-TOTAL											\$ 1,950,838.69		\$ 14,105.53	\$ 425.14
OTHER														
DI_O_1	OTHER	Planning	Development Plan and DCP planning costs	Development	1.00	allow	\$223,943	\$ 223,943	0%	100%	\$ 223,943.18	104.82	\$ 2,136.51	\$ -
SUB-TOTAL											\$ 223,943.18		\$ 2,136.51	\$ -
								Total Development	\$ 31,031,577		\$ 26,403,185.18		\$ 251,897.34	
								Total Community	\$ 3,148,903		\$ 2,046,787.06			\$ 1,842.29
								Total	\$ 34,180,480		Total	\$ 28,449,972.24		

Total Estimated number of dwellings (lots)	1111
Total Estimated Net Developable Area in DP is (ha)	104.82
Estimated DIL Contributions per developable HA	\$ 251,897.34
CIL per dwelling (lot) - CAPPED	\$ 900

DR		DRAINAGE													
		DRAINAGE LEVY 1,2,3													
DI_DR_1a	DRAINAGE	Drainage works: retarding basin within DP area	Construction of drainage works for a retarding basin within the DP area.	1.00	Basin	\$1,013,206	\$ 1,013,206	37%	63%	\$ 638,319.56	52.25	\$ 12,216.78			
DI_DR_1b	DRAINAGE	Drainage works: retarding basin outside DP area (north)	Construction of drainage works for a retarding basin to the north of the DP area :	1.00	Basin	\$679,182	\$ 679,182	37%	63%	\$ 427,884.54	52.25	\$ 8,189.27			
DI_DR_1c	DRAINAGE	Drainage works: major wetland north of DP area	Construction of drainage scheme for Catchment A, including major wetland to the north of DP area.	1.00	and and p	\$2,018,989	\$ 2,018,989	37%	63%	\$ 1,271,962.78	52.25	\$ 24,344.06			
DI_LA_3	DRAINAGE	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	\$40,000	\$ 8,000	0%	100%	\$ 8,000.00	52.25	\$ 153.11			
DI_LA_4	DRAINAGE	Land for retarding basin within DP area	Land acquisition (0.51ha) for retarding basin within DP area.	0.51	ha	\$600,000	\$ 306,000	0%	100%	\$ 306,000.00	52.25	\$ 5,856.52			
DI_LA_5	DRAINAGE	Land for major wetland	Land acquisition for major wetland (2.0ha) to the north of DP area.	2.00	ha	\$40,000	\$ 80,000	0%	100%	\$ 80,000.00	52.25	\$ 1,531.12			
SUB-TOTAL							\$ 4,105,376			\$ 2,732,166.88		\$ 52,290.86			
		DRAINAGE LEVY 4													
DI_DR_2	DRAINAGE	Drainage works - catchment 4	Construction of a drainage scheme for catchment 4, including drainage pipes,ret	1.00	scheme	\$2,777,333	\$ 2,777,333	32%	68%	\$ 1,888,586.58	46.74	\$ 40,405.73			
DI_LA_6	DRAINAGE	Land for retention basin - catchment 4	Land acquisition for wetland area for catchment 4.	1.08	ha	\$40,000	\$ 43,200	0%	100%	\$ 43,200.00	46.74	\$ 924.25			
SUB-TOTAL							\$ 2,820,533			\$ 1,931,786.58		\$ 41,329.98			
		DRAINAGE LEVY 6													
DI_DR_3	DRAINAGE	Drainage works - catchment 6	Construction of a drainage scheme for catchment 6, including drainage pipes,ret	1.00	scheme	\$150,715	\$ 150,715	0%	100%	\$ 150,715.45	5.83	\$ 25,851.71			
DI_LA_7	DRAINAGE	Land for retention basin catchment 6	Land acquisition for retention basin for catchment 6.	0.38	ha	\$40,000	\$ 15,200	0%	100%	\$ 15,200.00	5.83	\$ 2,607.20			
SUB-TOTAL							\$ 165,915			\$ 165,915.45		\$ 28,458.91			
							Total	\$ 7,091,825			\$ 4,829,868.92				