

3. DC PROJECT LIST

Traralgon North DCP

Index Year 26/27

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	\$5,842	\$ 8,762,841	36%	64%	\$ 5,608,218.56	104.82	\$ 53,504.73	\$ -
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	\$864,286	\$ 501,286	0%	100%	\$ 501,285.88	104.82	\$ 4,782.48	\$ -
DI_RO_2	ROAD & INTE	Signalised intersection Traralgon-Maffra Rd and Marshalls R	Construction of a signalised T-intersection at Traralgon-Maffra	Development	1.00	ntersectio	\$5,320,448	\$ 5,320,448	0%	100%	\$ 5,320,448.39	104.82	\$ 50,759.28	\$ -
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	ntersectio	\$818,002	\$ 818,002	0%	100%	\$ 818,001.60	104.82	\$ 7,804.07	\$ -
DI_RO_4	ROAD & INTE	Intersection Traralgon Maffra Road and collector road	Construction of an unsignalised intersection including pavem	Development	1.00	ntersectio	\$4,215,459	\$ 4,215,459	0%	100%	\$ 4,215,459.02	104.82	\$ 40,217.23	\$ -
DI_RO_6	ROAD & INTE	Bus stops	Provision of bus stops (including shelters) at Marshalls Rd/Pa	Development	5.00	bus stop	\$58,429	\$ 292,143	0%	100%	\$ 292,143.43	104.82	\$ 2,787.17	\$ -
SUB-TOTAL											\$ 16,827,994.38		\$ 160,546.04	\$ -
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	\$294	\$ 8,809	0%	100%	\$ 8,809.07	104.82	\$ 84.04	\$ -
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	\$294	\$ 469,817	0%	100%	\$ 469,817.08	104.82	\$ 4,482.25	\$ -
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	\$294	\$ 139,477	0%	100%	\$ 139,476.95	104.82	\$ 1,330.67	\$ -
DI_TR_4	TRAILS	Shared path - internal connector streets	Construction of a shared path along internal connector street	Development	1500.00	lin.m	\$294	\$ 440,454	0%	100%	\$ 440,453.51	104.82	\$ 4,202.11	\$ -
DI_TR_5	TRAILS	Shared path - linear open space	Construction of shared paths within linear open space reserv	Development	1200.00	lin.m	\$294	\$ 352,363	0%	100%	\$ 352,362.81	104.82	\$ 3,361.69	\$ -
SUB-TOTAL											\$ 1,410,919.42		\$ 13,460.76	\$ -
OPEN SPACE														
DI_LA_2	OPEN SPACE	Active Open Space reserve	Land acquisition for active open space	Development	2.44	ha	\$800,000	\$ 1,952,000	0%	100%	\$ 1,952,000.00	104.82	\$ 18,622.89	\$ -
DI_OS_1	OPEN SPACE	Active Open Space reserve	Improvements to the Active Open Space reserve	Development	1.00	allow	\$2,003,269	\$ 2,003,269	0%	100%	\$ 2,003,269.22	104.82	\$ 19,112.02	\$ -
CI_OS_1	OPEN SPACE	Active Open Space - Pavilion	Construction of a pavilion to support the active open space re	Community	1.00	allow	\$1,669,391	\$ 1,669,391	0%	100%	\$ 1,669,391.02	1111.00	\$ -	\$ 1,502.60
DI_OS_2	OPEN SPACE	Passive open space improvements	Improvements to passive open space, including regrading an	Development	1.00	allow	\$3,934,501	\$ 3,934,501	0%	100%	\$ 3,934,501.43	104.82	\$ 37,536.78	\$ -
SUB-TOTAL											\$ 9,559,161.67		\$ 75,271.68	\$ 1,502.60
COMMUNITY FACILITIES														
DI_LA_1	COMMUNITY	Land for Community Facility	Land acquisition for a community facility - total area 0.35ha	Development	0.35	ha	\$2,500,000	\$ 875,000	0%	100%	\$ 875,000.00	104.82	\$ 8,347.86	\$ -
DI_CF_1	COMMUNITY	Multi-purpose community centre - DI component	Construction of the Development Infrastructure component of	Development	1.00	allow	\$2,504,087	\$ 2,504,087	70%	30%	\$ 751,225.96	104.82	\$ 7,167.01	\$ -
CI_CF_1	COMMUNITY	Multi-purpose community centre - CI component	Construction of the Community Infrastructure component of a	Community	1.00	allow	\$1,669,391	\$ 1,669,391	70%	30%	\$ 500,817.31	1111.00	\$ -	\$ 450.78
SUB-TOTAL											\$ 2,127,043.26		\$ 15,514.87	\$ 450.78
OTHER														
DI_O_1	OTHER	Planning	Development Plan and DCP planning costs	Development	1.00	allow	\$237,447	\$ 237,447	0%	100%	\$ 237,446.95	104.82	\$ 2,265.34	\$ -
SUB-TOTAL											\$ 237,446.95		\$ 2,265.34	\$ -
								Total Development	\$ 32,899,841		\$ 27,992,357.36			\$ 267,058.70
								Total Community	\$ 3,338,782		\$ 2,170,208.32			\$ 1,953.38
								Total	\$ 36,238,623		Total	\$ 30,162,565.68		

Total Estimated number of dwellings (lots)	1111
Total Estimated Net Developable Area in DP is (ha)	104.82
Estimated DIL Contributions per developable HA	\$ 267,058.70
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	\$1,074,302	\$ 1,074,302	37%	63%	\$ 676,810.23	52.25	\$ 12,953.45		
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	\$720,136	\$ 720,136	37%	63%	\$ 453,685.98	52.25	\$ 8,683.08		
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	\$2,140,734	\$ 2,140,734	37%	63%	\$ 1,348,662.14	52.25	\$ 25,812.00		
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	\$100,000	\$ 20,000	0%	100%	\$ 20,000.00	52.25	\$ 382.78		
DI_LA_4	DRAINAGE	Land for retarding basin within DP area	Land acquisition (0.51ha) for retarding basin within DP area.	0.51	ha	\$650,000	\$ 331,500	0%	100%	\$ 331,500.00	52.25	\$ 6,344.57		
DI_LA_5	DRAINAGE	Land for major wetland	Land acquisition for major wetland (2.0ha) to the north of DP area.	2.00	ha	\$50,000	\$ 100,000	0%	100%	\$ 100,000.00	52.25	\$ 1,913.90		
SUB-TOTAL							\$ 4,386,672			\$ 2,930,658.35		\$ 56,089.78		
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	\$2,944,806	\$ 2,944,806	32%	68%	\$ 2,002,468.35	46.74	\$ 42,842.19		
DI_LA_6	DRAINAGE	Land for retention basin - catchment 4	Land acquisition for wetland area for catchment 4.	1.08	ha	\$50,000	\$ 54,000	0%	100%	\$ 54,000.00	46.74	\$ 1,155.31		
SUB-TOTAL							\$ 2,998,806			\$ 2,056,468.35		\$ 43,997.51		
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	\$159,804	\$ 159,804	0%	100%	\$ 159,803.59	5.83	\$ 27,410.57		
DI_LA_7	DRAINAGE	Land for retention basin catchment 6	Land acquisition for retention basin for catchment 6.	0.38	ha	\$50,000	\$ 19,000	0%	100%	\$ 19,000.00	5.83	\$ 3,259.01		
SUB-TOTAL							\$ 178,804			\$ 178,803.59		\$ 30,669.57		
							Total	\$ 7,564,282			\$ 5,165,930.29			