

3. DC PROJECT LIST

Traralgon North DCP

Index Year **24/25**

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							
<b>ROAD &amp; INTERSECTION</b>														
DI_RO_1	ROAD & INTE	Marshalls Road upgrade	Upgrade of Marshalls Rd to the standard of a collector street	Development	1500.00	lin.m	\$5,282	\$ 7,922,251	36%	64%	\$ 5,070,240.86	104.82	\$ 48,372.20	\$ -
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	\$600,000	\$ 57,000	0%	100%	\$ 57,000.00	104.82	\$ 543.80	\$ -
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	\$600,000	\$ 348,000	0%	100%	\$ 348,000.00	104.82	\$ 3,320.06	\$ -
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	intersectio	\$4,810,076	\$ 4,810,076	0%	100%	\$ 4,810,075.52	104.82	\$ 45,890.12	\$ -
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	intersectio	\$739,533	\$ 739,533	0%	100%	\$ 739,533.43	104.82	\$ 7,055.46	\$ -
DI_RO_4	ROAD & INTE	Intersection Traralgon Maffra Road and collector road	Construction of an unsignalised intersection including pavem	Development	1.00	intersectio	\$3,811,084	\$ 3,811,084	0%	100%	\$ 3,811,084.10	104.82	\$ 36,359.32	\$ -
DI_RO_6	ROAD & INTE	Bus stops	Provision of bus stops (including shelters) at Marshalls Rd/Pa	Development	5.00	bus stop	\$52,824	\$ 264,119	0%	100%	\$ 264,119.08	104.82	\$ 2,519.81	\$ -
<b>SUB-TOTAL</b>										<b>\$ 15,100,052.99</b>		<b>\$ 144,060.77</b>	<b>\$ -</b>	
<b>TRAILS</b>														
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	\$265	\$ 7,964	0%	100%	\$ 7,964.05	104.82	\$ 75.98	\$ -
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	\$265	\$ 424,749	0%	100%	\$ 424,749.09	104.82	\$ 4,052.28	\$ -
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	\$265	\$ 126,097	0%	100%	\$ 126,097.39	104.82	\$ 1,203.02	\$ -
DI_TR_4	TRAILS	Shared path - internal connector streets	Construction of a shared path along internal connector street	Development	1500.00	lin.m	\$265	\$ 398,202	0%	100%	\$ 398,202.28	104.82	\$ 3,799.01	\$ -
DI_TR_5	TRAILS	Shared path - linear open space	Construction of shared paths within linear open space reserv	Development	1200.00	lin.m	\$265	\$ 318,562	0%	100%	\$ 318,561.82	104.82	\$ 3,039.21	\$ -
<b>SUB-TOTAL</b>										<b>\$ 1,275,574.62</b>		<b>\$ 12,169.51</b>	<b>\$ -</b>	
<b>OPEN SPACE</b>														
DI_LA_2	OPEN SPACE	Active Open Space reserve	Land acquisition for active open space	Development	2.44	ha	\$600,000	\$ 1,464,000	0%	100%	\$ 1,464,000.00	104.82	\$ 13,967.17	\$ -
DI_OS_1	OPEN SPACE	Active Open Space reserve	Improvements to the Active Open Space reserve	Development	1.00	allow	\$1,811,102	\$ 1,811,102	0%	100%	\$ 1,811,102.29	104.82	\$ 17,278.67	\$ -
CI_OS_1	OPEN SPACE	Active Open Space - Pavilion	Construction of a pavilion to support the active open space re	Community	1.00	allow	\$1,509,252	\$ 1,509,252	0%	100%	\$ 1,509,251.91	1111.00	\$ -	\$ 1,358.46
DI_OS_2	OPEN SPACE	Passive open space improvements	Improvements to passive open space, including regrading an	Development	1.00	allow	\$3,557,078	\$ 3,557,078	0%	100%	\$ 3,557,077.83	104.82	\$ 33,936.00	\$ -
<b>SUB-TOTAL</b>										<b>\$ 8,341,432.02</b>		<b>\$ 65,181.83</b>	<b>\$ 1,358.46</b>	
<b>COMMUNITY FACILITIES</b>														
DI_LA_1	COMMUNITY	Land for Community Facility	Land acquisition for a community facility - total area 0.35ha	Development	0.35	ha	\$600,000	\$ 210,000	0%	100%	\$ 210,000.00	104.82	\$ 2,003.49	\$ -
DI_CF_1	COMMUNITY	Multi-purpose community centre - DI component	Construction of the Development Infrastructure component of Development	Development	1.00	allow	\$2,263,878	\$ 2,263,878	70%	30%	\$ 679,163.36	104.82	\$ 6,479.50	\$ -
CI_CF_1	COMMUNITY	Multi-purpose community centre - CI component	Construction of the Community Infrastructure component of a Community	Community	1.00	allow	\$1,509,252	\$ 1,509,252	70%	30%	\$ 452,775.57	1111.00	\$ -	\$ 407.54
<b>SUB-TOTAL</b>										<b>\$ 1,341,938.93</b>		<b>\$ 8,482.99</b>	<b>\$ 407.54</b>	
<b>OTHER</b>														
DI_O_1	OTHER	Planning	Development Plan and DCP planning costs	Development	1.00	allow	\$214,669	\$ 214,669	0%	100%	\$ 214,669.45	104.82	\$ 2,048.04	\$ -
<b>SUB-TOTAL</b>										<b>\$ 214,669.45</b>		<b>\$ 2,048.04</b>	<b>\$ -</b>	
<b>Total Development</b>								<b>\$ 28,748,366</b>			<b>\$ 24,311,640.54</b>		<b>\$ 231,943.13</b>	<b>\$ -</b>
<b>Total Community</b>								<b>\$ 3,018,504</b>			<b>\$ 1,962,027.48</b>		<b>\$ -</b>	<b>\$ 1,766.00</b>
<b>Total</b>								<b>\$ 31,766,869</b>		<b>Total</b>	<b>\$ 26,273,668.02</b>			

Total Estimated number of dwellings (lots)	1111
Total Estimated Net Developable Area in DP is (ha)	104.82
Estimated DIL Contributions per developable HA	<b>\$ 231,943.13</b>
CIL per dwelling (lot) - CAPPED	<b>\$ 900</b>

<b>DRAINAGE DRAINAGE LEVY 1,2,3</b>														
DI_DR_1a	DRAINAGE	Drainage works: retarding basin within DP area	Construction of drainage works for a retarding basin within the DP area.	Development	1.00	Basin	\$971,248	\$ 971,248	37%	63%	\$ 611,886.08	52.25	\$ 11,710.87	\$ -
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 :	Development	1.00	Basin	\$651,056	\$ 651,056	37%	63%	\$ 410,165.39	52.25	\$ 7,850.14	\$ -
DI_DR_1c	DRAINAGE	Drainage works: major wetland north of DP area	Construction of drainage scheme for Catchment A, including major wetland to th	Development	1.00	and and p	\$1,935,380	\$ 1,935,380	37%	63%	\$ 1,219,289.48	52.25	\$ 23,335.94	\$ -
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.	Development	0.20	ha	\$35,000	\$ 7,000	0%	100%	\$ 7,000.00	52.25	\$ 133.97	\$ -
DI_LA_4	DRAINAGE	Land for retarding basin within DP area	Land acquisition (0.51ha) for retarding basin within DP area.	Development	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.	Development	2.00	ha	\$35,000	\$ 70,000	0%	100%	\$ 70,000.00	52.25	\$ 1,339.73	\$ -
<b>SUB-TOTAL</b>										<b>\$ 3,940,684</b>		<b>\$ 2,624,340.95</b>	<b>\$ 50,227.18</b>	
<b>DRAINAGE LEVY 4</b>														
DI_DR_2	DRAINAGE	Drainage works - catchment 4	Construction of a drainage scheme for catchment 4, including drainage pipes,ret	Development	1.00	scheme	\$2,662,321	\$ 2,662,321	32%	68%	\$ 1,810,378.24	46.74	\$ 38,732.48	\$ -
DI_LA_6	DRAINAGE	Land for retention basin - catchment 4	Land acquisition for wetland area for catchment 4.	Development	1.08	ha	\$35,000	\$ 37,800	0%	100%	\$ 37,800.00	46.74	\$ 808.72	\$ -
<b>SUB-TOTAL</b>										<b>\$ 2,700,121</b>		<b>\$ 1,848,178.24</b>	<b>\$ 39,541.20</b>	
<b>DRAINAGE LEVY 6</b>														
DI_DR_3	DRAINAGE	Drainage works - catchment 6	Construction of a drainage scheme for catchment 6, including drainage pipes,ret	Development	1.00	scheme	\$144,474	\$ 144,474	0%	100%	\$ 144,474.17	5.83	\$ 24,781.16	\$ -
DI_LA_7	DRAINAGE	Land for retention basin catchment 6	Land acquisition for retention basin for catchment 6.	Development	0.38	ha	\$35,000	\$ 13,300	0%	100%	\$ 13,300.00	5.83	\$ 2,281.30	\$ -
<b>SUB-TOTAL</b>										<b>\$ 157,774</b>		<b>\$ 157,774.17</b>	<b>\$ 27,062.46</b>	
<b>Total</b>								<b>\$ 6,798,579</b>		<b>Total</b>	<b>\$ 4,630,293.36</b>			