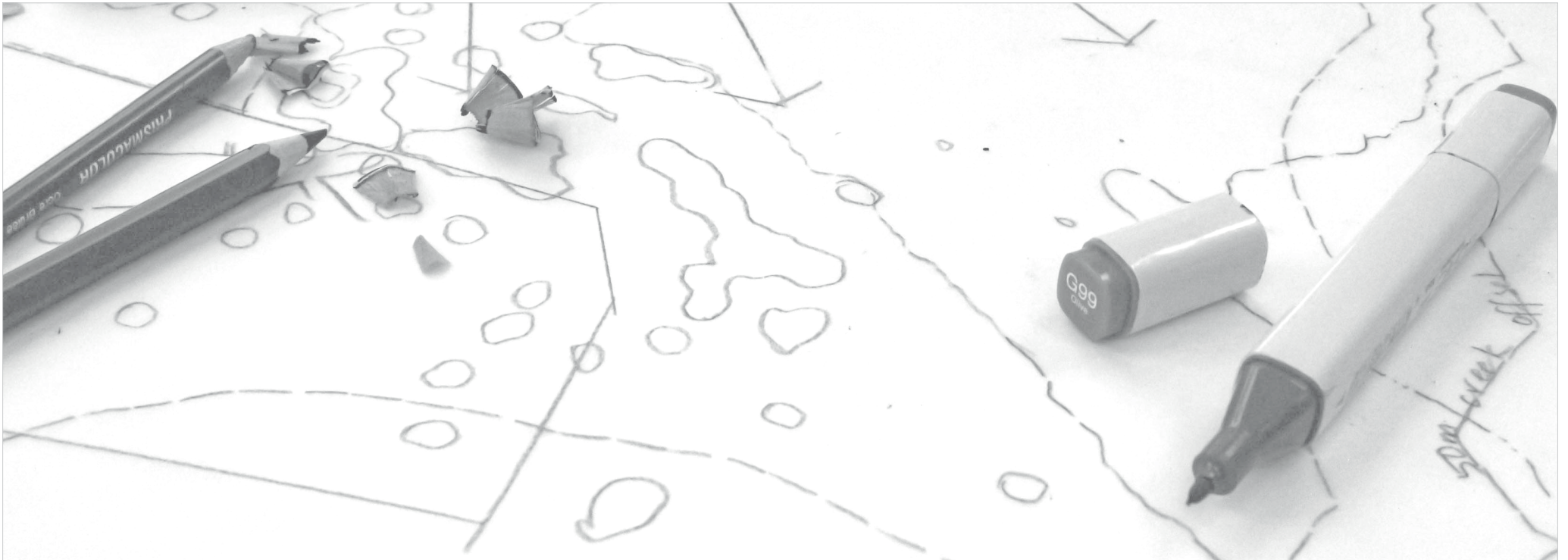


# Maiden Gully

DCP Report

City of Greater Bendigo



mesh

SEPTEMBER 2020



# mesh

Level 2, 299 Clarendon Street, South Melbourne, VIC 3205

phone. +61 3 9070 1166 [meshplanning.com.au](http://meshplanning.com.au)

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# Summary of Charges

Table 1 provides an overview of the charges for transport, drainage, community facilities, recreation, shared path and planning infrastructure projects included in this Development Contribution Plan.

A more detailed explanation of the strategic basis, apportionment, method of calculation and proposed infrastructure projects is provided within the body of this document.

**TABLE 1: SUMMARY OF CHARGES**

SUMMARY OF DEVELOPMENT INFRASTRUCTURE			SUMMARY OF COMMUNITY INFRASTRUCTURE		
PROJECT TYPE	TOTAL COST TO MCA	DIL PER HA RATE	PROJECT TYPE	TOTAL COST TO MCA	CIL PER DWELLING RATE
ROADS	\$14,858,307	\$42,928	RECREATION FACILITIES (defined as CIL Infrastructure)	\$5,753,000	\$1,385
INTERSECTIONS	\$22,738,693	\$65,696			
COMMUNITY FACILITIES	\$5,263,770	\$15,208			
ACTIVE RECREATION	\$7,929,953	\$22,911			
OFF-ROAD PEDESTRIAN & CYCLE TRAILS	\$2,331,960	\$6,737			
DRAINAGE INFRASTRUCTURE	\$30,474,747	\$88,047			
PLANNING COSTS	\$250,000	\$722			
<b>Total Development Infrastructure Levy (DIL)</b>	<b>\$83,847,430</b>	<b>\$242,250</b>	<b>Total CIL (20/21) Capped Levy</b>		<b>\$1,210</b>



# Introduction

The Maiden Gully Development Contribution Plan (MGDCP) has been prepared by Mesh with the assistance of the City of Greater Bendigo.

The MGDCP has been prepared to enable the equitable and efficient delivery of a range of infrastructure to service planned growth within the Maiden Gully growth area. The Maiden Gully PSP area covers approximately 507 hectares in area that will provide for establishment of a new community of approximately 12,000 people.

In general terms, the MGDCP identifies the necessary infrastructure and establishes a framework to ensure that the cost of infrastructure is shared equitably by all development proponents and by the broader community where relevant. The MGDCP provides certainty for all developers and the future community by ensuring that all necessary infrastructure will be provided in a timely way and to a specified standard as development progressively takes place.

In addition to identifying necessary infrastructure and defining the means by which the cost of the infrastructure will be shared, the MGDCP includes an Implementation Strategy. The Implementation Strategy sets out the means by which the development process will be managed to ensure that necessary infrastructure is delivered in a timely and efficient way whilst also ensuring that Council is not exposed to unreasonable risk in managing the MGDCP into the future.

Integral to the success of the implementation strategy will be a detailed understanding of the likely location and timing of development and adoption of a co-operative working relationship with developers throughout the life of the MGDCP.

## STRATEGIC BASIS

The strategic basis for the MGDCP has been established by the State and Local sections of the Greater Bendigo Planning Scheme including the Municipal Strategic Statement (MSS). The Maiden Gully to Eaglehawk corridor was identified by the City of Greater Bendigo's Residential Development Strategy (2004) as a new development area which would accommodate over 10,000 people. This was reinforced through the *Greater Bendigo Residential Strategy*, October 2014 (amended March 2016).

The location of the growth area and future urban structure has been refined through the preparation of the Maiden Gully Precinct Structure Plan (PSP). The PSP identifies approximately 507 hectares of land for urban development as illustrated in Figure 1.

The PSP (2020:09) sets the vision for the future growth of the area which is:

**Maiden Gully is a vibrant and community-minded village for people to "Live and Grow". Maiden Gully will continue to evolve and grow to meet the needs of the people in this community.**

The PSP determines the key components of the future urban structure including key higher order shared infrastructure required to support the future community. The DCP has a strong relationship to the PSP, as the PSP provides the rationale and justification for infrastructure items that have been included within the DCP.

Accordingly, the DCP is an implementation-based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the DCP area.

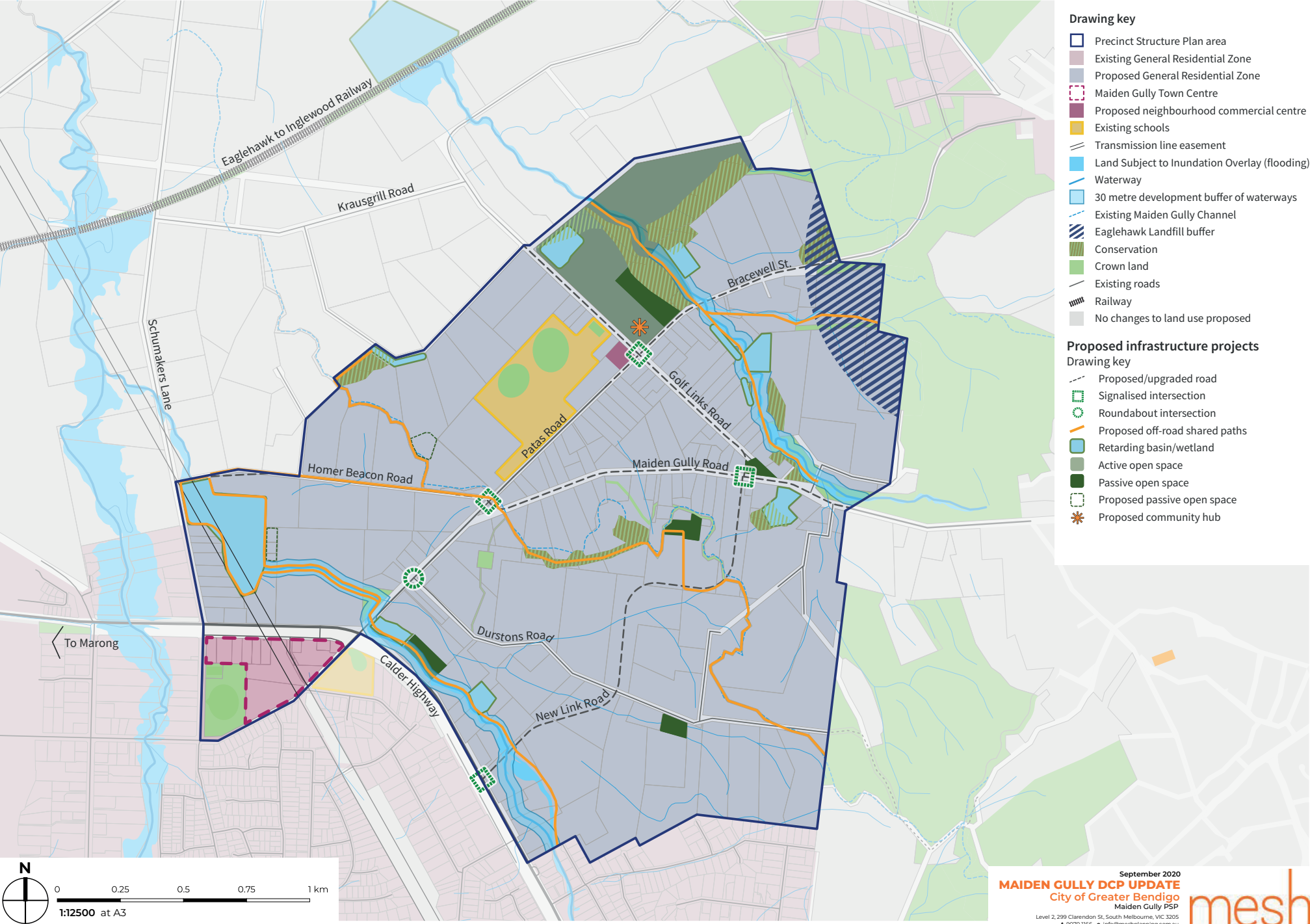


FIGURE 1: MAIDEN GULLY PRECINCT STRUCTURE PLAN

THE LAND TO WHICH THIS CONTRIBUTIONS PLAN APPLIES

The Maiden Gully PSP area is located approximately 7km from the Bendigo city centre.

The MGDCP area is generally bounded by Schumakers Lane to the West, The Calder Highway to the south, the regional park to the east and Hillcrest Road to the north.

The MGDCP only covers 487 hectares of the 507 hectares covered by the Maiden Gully PSP. The reason for this is that the MGDCP excludes the Maiden Gully town centre area south of the Calder Highway.

The MGDCP area comprises a total of 487 hectares which includes 218 titles ranging in size from 0.1 hectare to 9 hectare in size, as set out in Figure 3 and Table 4.

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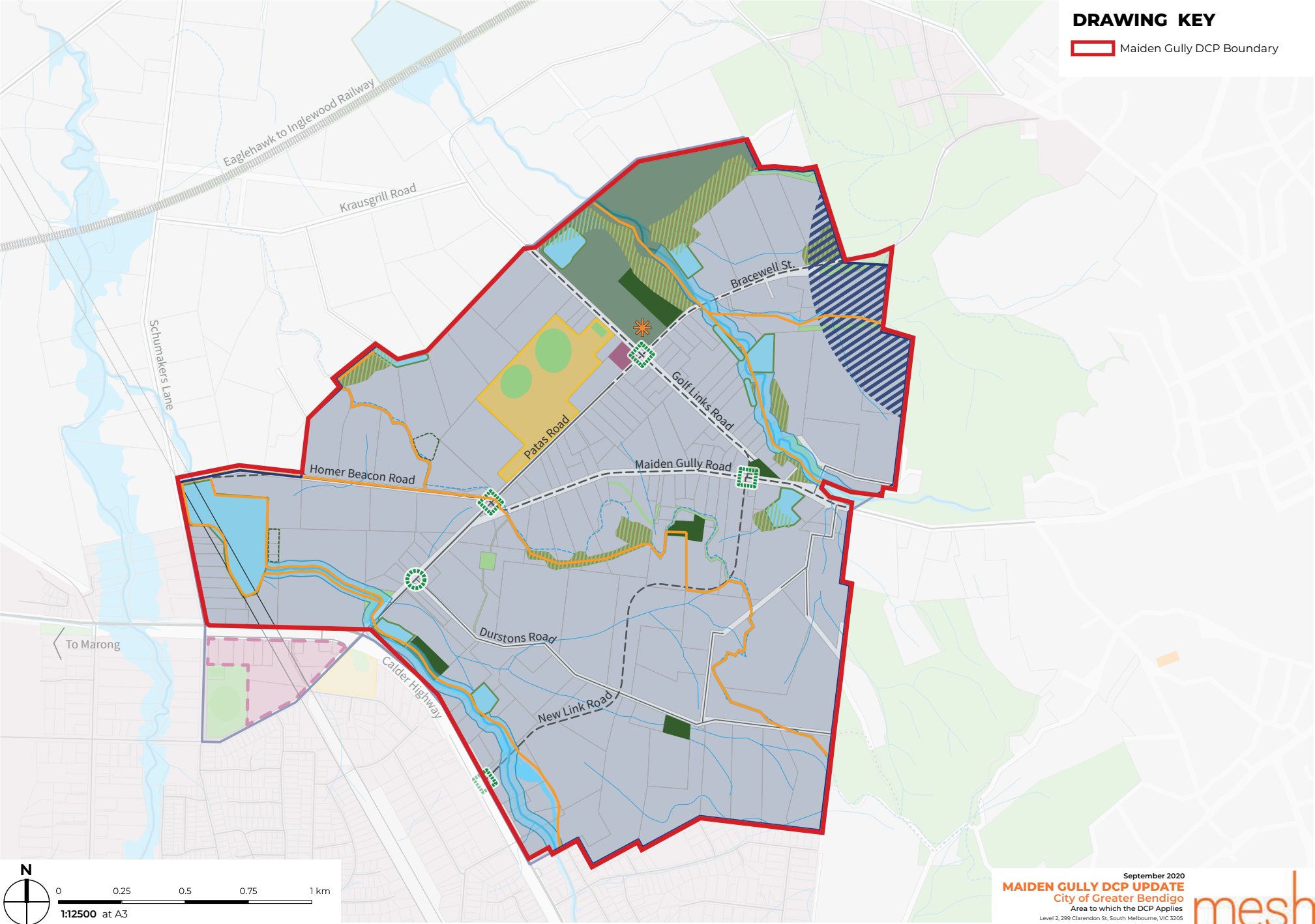


FIGURE 2: AREA TO WHICH THE DCP APPLIES

## METHOD OF PREPARING THE DEVELOPMENT CONTRIBUTIONS PLAN AND COMPLIANCE WITH STATUTORY REQUIREMENTS

The MGDGP has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (the Act).

### THIS DCP ADDRESSES THE REQUIREMENTS OF THE ACT BY:

- » Specifying the area to which the DCP applies;
- » Setting out the works, services and facilities to be funded through the plan, including the staging of the provision of those works, services or facilities;
- » Relating the need for the works, services and facilities to the proposed development of land in the area;
- » Specifying the estimated costs of each of the works, services and facilities;
- » Specifying the proportion of the total estimated cost of the works services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy;
- » Specifying the land in the area and the types of development in respect of which a levy is payable and the method for determining the amount of levy payable in respect of any development of land; and
- » Providing for the procedures for the collection of a development infrastructure levy in respect of any development for which a permit under the Act is not required.

The MGDGP is broadly based on the user-pays model proposed by the State Government's Development Contributions Review Steering Committee (Department of Sustainability and Environment, 2003) and the amended Development Contributions Guidelines (2003 and amended in 2007). The MGDGP also takes into account the structure and content of the most recent Development Contributions Plans that have been prepared for a number of metropolitan and regional growth areas.

The MGDGP will form part of the Greater Bendigo Planning Scheme pursuant to section 46I of the Act and is an incorporated document listed under Clause 72.04 of the Greater Bendigo Planning Scheme.

**GUIDING PRINCIPLES**

In the course of the development of land within the MGDGP area, there are various items of infrastructure which are clearly necessary.

However, it is difficult to quantify all of these items with any degree of accuracy because the actual infrastructure will be somewhat dependent upon the detailed subdivision design proposed by developers at the planning permit stage. This DCP has been prepared on the expectation that necessary site specific infrastructure will be provided by developers as land is developed for urban purposes.

However, it is expected that in addition to these items of infrastructure that are usually provided by developers as they proceed with subdivision and development (e.g. local roads etc), there are other infrastructure items that are of a higher order and therefore easier to identify and quantify at this stage of the planning process.

This development contributions plan deals only with these higher order infrastructure items of development infrastructure. There is one exception to this approach with regard to the key transport route. The upgrade of the key transport route comprising of collector roads Maiden Gully Road, Bracewell Street and Golf Links Road, along with the land and construction of the new link road which is a collector road between Calder Highway and Golf Links Road have been included due to the high level of land fragmentation.

**Taking into account the distinction between local and higher order infrastructure, the infrastructure projects that have been included in the MGDGP all have the following characteristics:**

- + **They are essential to the health, safety and well-being of the community;**
- + **They will be used by a broad cross- section of the community; and**
- + **They reflect the vision and strategic aspirations as expressed in the Maiden Gully PSP.**

In addition to the strategic justification provided in the relevant background reports, the list of infrastructure projects has been reviewed, particularly with regard to timing, taking into account the extent to which infrastructure can be directly and efficiently provided by future developers.

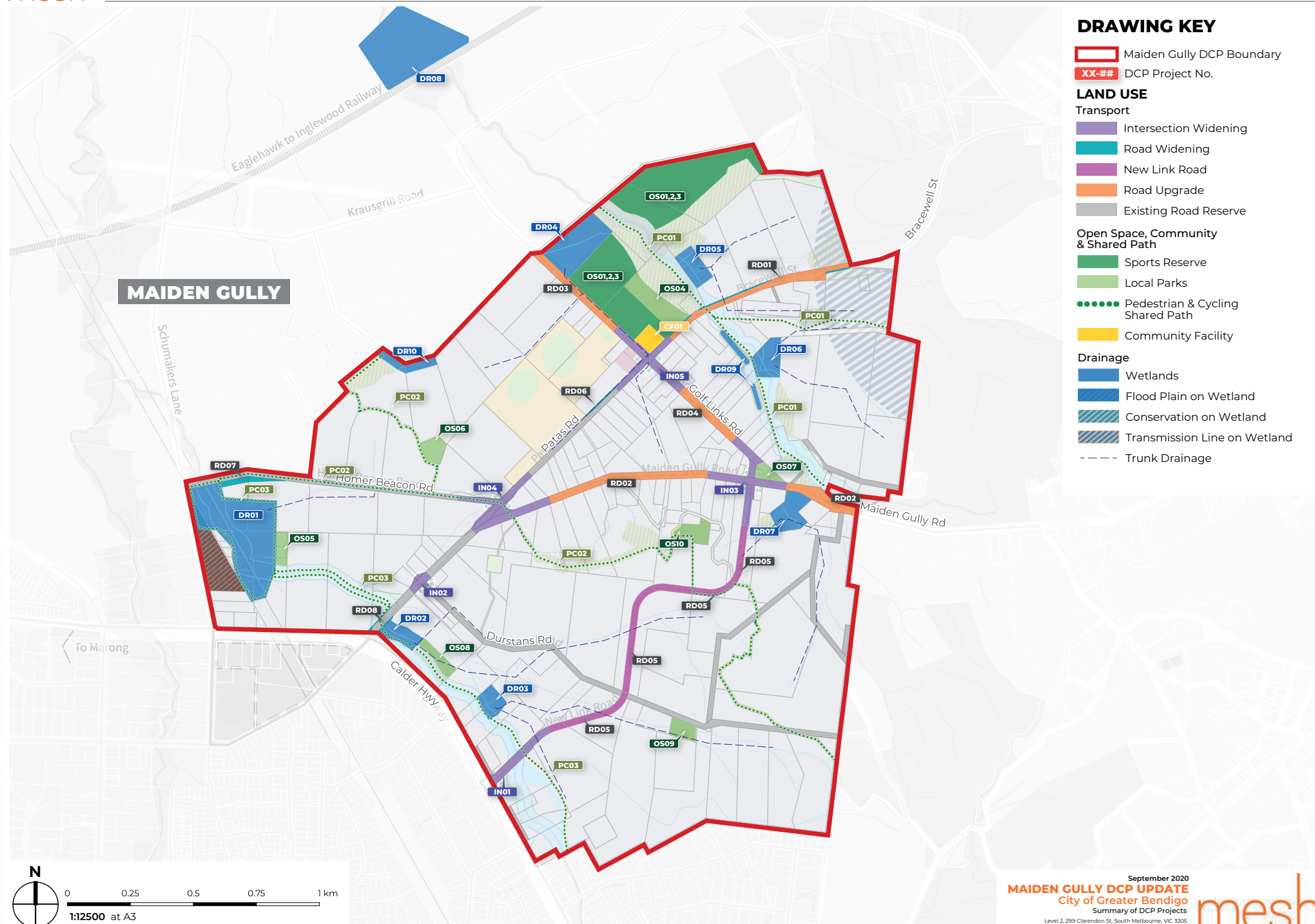
**INFRASTRUCTURE PROJECT JUSTIFICATION**

The location of the DCP transport, drainage, community, recreation and shared path infrastructure projects is illustrated in Figure 3. Table 2 – Infrastructure Project Justification provides a detailed explanation of all projects included in the MGDGP.

The MGDGP has been limited to non-recurrent capital project costs. The need for infrastructure has been determined according to the anticipated development scenario for the growth area as set out in the Maiden Gully PSP.

Whilst the Maiden Gully PSP outlines the future urban structure for the Maiden Gully area and identifies the key infrastructure to be funded by the DCP further substantiation for the projects can be found in the following documents:

- » Maiden Gully Recreation and Community Needs Assessment Technical Report, Capire (2012);
- » Maiden Gully PSP Transport Modelling Assessment, GTA (2015);
- » Maiden Gully Township Projects Contributions Plan Road and Intersection Engineering Concept Design and Cost Estimates, Tomkinson Group (2020);
- » Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates, Tomkinson Group, (2020);
- » Greater Bendigo Residential Strategy (2014);
- » Connecting Greater Bendigo: Integrated Transport and Land Use Strategy (2015);
- » Greater Bendigo Housing Strategy (adopted January 2018);
- » Public Space Plan (2018); and
- » Walking and Cycling Strategy (2019).





## NET DEVELOPABLE AREA

The following infrastructure items and services are not included in the MGDCP, as they are not considered to be higher order items, but must be provided by developers as a matter of course:

- » All internal local and collector roads (except Maiden Gully Road, Bracewell Street, Golf Links Road and the new collector link road) and associated traffic management measures;
- » Local drainage systems;
- » Intersections connecting the development to the existing road network (except where specified in Table 3);
- » Local site specific water, drainage, sewerage, underground power, gas, telecommunications services;
- » Local pathways and connections to the shared pathway network;
- » Shared pathways within road reservations (except where specified in Table 3); and
- » Basic levelling, water tapping and landscaping of open space (except where specified in Table 3).

The items listed above are considered to be normal to the construction of a development and are not considered to warrant cost sharing arrangements beyond those set out in the DCP.

They may be further addressed and defined by an agreement under Section 173 of the Act and/or conditions in planning permits.

Upgrade of the existing adjoining road network including footpaths and land (where required) to an urban standard will be implemented through subdivision permit conditions to the satisfaction of the responsible authority, except where specified as a DCP project.

In the MGDCP contributions are payable on all net developable area (NDA) on any given development site.

For the purposes of the MGDCP NDA is defined as all land with the exception of:

- » Unencumbered passive open space;
- » Encumbered land including conservation areas, flood plains and wetlands/retarding basins, transmission easements, conservation areas, and service utilities;
- » Crown owned land;
- » Collector road reservations;
- » Paper roads;
- » Education land including the development of land for a non-government school which is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the DCP; and
- » Existing residential land along Schumakers Lane which is already developed and is not considered suitable for re-development due to the level of encumbrances on the sites. Therefore, several properties have been excluded from the NDA.

The NDA includes any land for lots, housing, all local streets, and any small parks defined at the subdivision stage that are in addition to those outlined in the Maiden Gully PSP.

A detailed land budget for the entire MGDCP area is provided in Appendix 1.

The total NDA for the MGDCP is 346.76 hectares comprising 346.12 hectares of residential NDA and 0.64 hectares of commercial NDA.

As noted in Section 3.1 the MGDCP excludes the existing Maiden Gully activity centre which attributed the upgrade of the intersections of Calder Highway and Schumakers Lane and Calder Highway and Maiden Gully Road which

will also benefit the broader Maiden Gully DCP area.

The property specific land budget included in Appendix 1 determines the area of net developable land on all land parcels and can be referenced against Figure 4.

It should be noted that future plans of subdivision will not be used for calculating net developable areas for the purposes of administering the MGDCP. Development contributions will be payable according to the net developable area shown in the Land Budget Tables provided in Appendix 1 irrespective of whether land budget figures are modified as a result of detailed design during the subdivision design process. In other words, the DCP is permanently linked to the calculation of the NDA set out in Appendix A.

The NDA may only change if the collecting agency agrees to a variation to the summary land use budget (Table 2) and the detailed property-specific land budget (Appendix 1) and associated tables.

**Note: when this draft DCP was prepared the native vegetation assessment had not yet been completed therefore the detailed land budget will need to be updated once this assessment is finalised. In addition, the post development flood modelling has not been finalised which may also impact the final land budget.**

TABLE 2: SUMMARY LAND USE BUDGET

Maiden Gully DCP	
DESCRIPTION	HECTARES
TOTAL PRECINCT AREA (ha)	487

Transport	
DESCRIPTION	HECTARES
Connector - Existing Road Reserve	15.58
Local - Existing Road Reserve	4.54
New Link Road (DCP Land)	3.78
Road Widening (DCP Land)	0.54
Road Widening required from Crown land	0.04
Road Widening, land for new road/ intersection required from flood plain land	0.29
New Intersection (DCP Land)	7.33
New Intersection required from crown land	0.05
Sub-total Transport	32.15

Community & Education	
DESCRIPTION	HECTARES
Existing Non-Government School	15.57
Local Community Facility (located within active open space secured via 53.01)	0.70
Sub-total Education	16.27

Local Activity Centre	
DESCRIPTION	HECTARES
Commercially zoned land	0.64
Sub-total Local Activity Centre	0.64

## Open Space

DESCRIPTION	HECTARES
<b>Service Open Space</b>	
Native Vegetation / Conservation Reserve	16.41
Flood Plain	16.15
Wetlands and Retarding basins (DCP Land)	10.30
Flood plain land located within transmission line easement	1.78
Flood plain land located within Crown land	2.79
Flood plain land with native vegetation/conservation	6.06
Wetland/retarding basin land located within flood plain	3.30
Wetland/retarding basin land located within transmission line easement	1.29
Wetland/retarding basin land located on native vegetation conservation reserve	2.50
Utilities Easements	1.25
Coliban Water Land	0.90
Local Open Space located within existing road reserve	0.32
<b>Sub-total Service Open Space</b>	<b>63.05</b>
<b>Credited Open Space</b>	
Local Sports Reserve (Clause 53.01)	15.03
Local Park (Clause 53.01 land)	5.94
<b>Sub-total Credited Open Space</b>	<b>20.97</b>
<b>TOTAL ALL OPEN SPACE</b>	<b>83.71</b>

## Other

DESCRIPTION	HECTARES
<b>Other</b>	
Existing Developed Land	2.30
Crown Land	2.09
DELWP Land	1.24
Shared Path located on Crown Land	1.22
Shared Path located on Coliban Water Land	0.81
<b>Sub-total</b>	<b>7.66</b>
<b>TOTAL NET DEVELOPABLE AREA - (NDA) Ha</b>	<b>346.76</b>
<b>NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) Ha</b>	<b>346.12</b>
<b>NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) Ha</b>	<b>0.64</b>
<b>Residential</b>	<b>NDA(Ha)</b>
<b>Totals Residential Yield Against NDA</b>	<b>346.12</b>
<b>Anticipated population @ 2.8 persons per dwelling</b>	<b>11,630</b>

# Description of Projects

This section provides a general description of the infrastructure projects that have been included in the MGDGP.

The MGDGP has arranged the infrastructure projects into key categories and each project is assigned a unique sequential number in the tables and plans.

## THE FOLLOWING TYPES OF PROJECTS ARE INCLUDED IN THE MGDGP:

- + Transport Projects
  - RD – Roads
  - IT – Intersections
- + Community Facility Projects
  - CF – Community Centre
- + Open Space Projects
  - OS – Open Space
- + Off-Road Pedestrian and Cycle Trails
  - PC – pedestrian cycle shared paths
- + Drainage Projects
  - DR – Drainage
- + Planning Projects
  - PL – Planning

All projects are identified and described in Table 3.

## TRANSPORT PROJECTS

The key transport-related projects in the MGDGP are based on the transport network depicted in Figure 4.

The transport projects identified are consistent with the Maiden Gully PSP and GTA Traffic Impact Assessment (2015).

The GTA Report shows that no upgrades to the existing arterial road network is required but several connector streets require road widening and upgrading and a new north south connector link road between Calder Highway and Golf Links Road is required. These projects have been included in the DCP to ensure that the connector street network can be efficiently and effectively delivered. The fragmented nature of land parcels in the growth area means that without the DCP delivering the majority of the connector road network the cost of infrastructure delivery would be inequitably borne by some developers.

In addition, five controlled intersections are required to facilitate the safe movement of traffic throughout the growth area.

The transport projects include:

- » Upgrade of three connector roads;
- » Land and construction of a new connector link road running north south between Calder Highway and Golf Links Road
- » Road widening in isolated sections of Patas Road, Homer Beacon Road and Maiden Gully Road; and
- » Construction of controlled intersections

The transport modelling for the Maiden Gully growth area also considered the impact of the Maiden Gully Activity Centre that is already zoned commercial and is currently under development. However, the impact of the activity centre, and its relationship with the growth area, have been excluded from the MGDGP. The basis for this exclusion is due to a proposed funding arrangement and existing permit requirements.

## THESE PROJECTS AND FUNDING INCLUDE:

- + The upgrade of Calder Highway / Beckhams Road / Schumakers Lane intersection. This upgrade is a requirement of a permit issued for the redevelopment of the existing supermarket.
- + The upgrade of Calder Highway / Maiden Gully Road. This project will be funded by the Department of Transport / Regional Roads Victoria and the City of Greater Bendigo and a contribution from Marist College which is obligated under an existing planning permit condition. This funding is based on the intersection meeting the needs of the existing Maiden Gully community, the activity centre and the future development within the Maiden Gully growth area.

The above apportionment to the Maiden Gully Activity centre will ensure the development viability of the activity centre and maintain the affordability of the MGDGP.



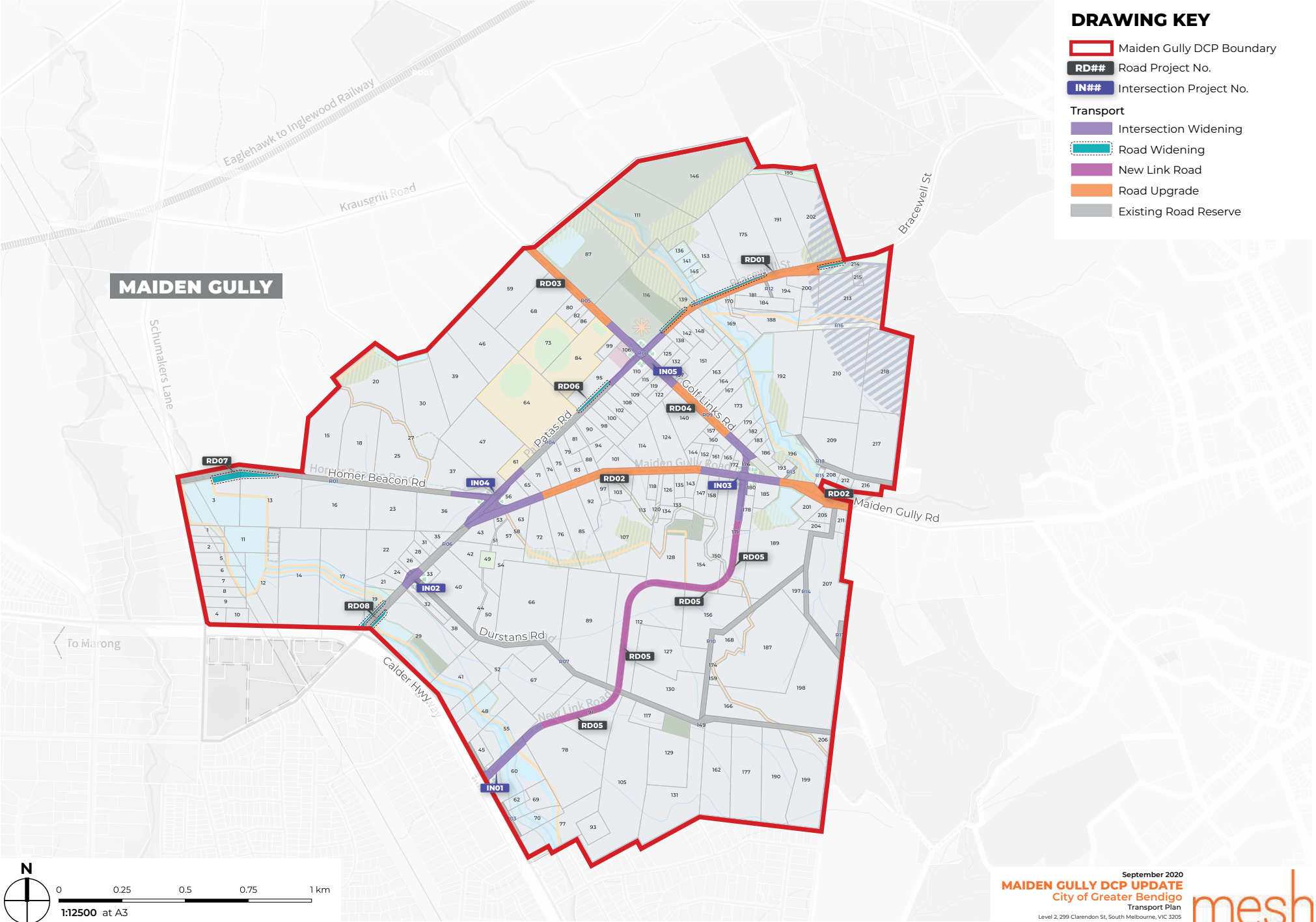


FIGURE 4: TRANSPORT DCP PROJECTS

## COMMUNITY FACILITY PROJECTS

A new community facility is required to meet the needs of the future community (Capire, 2012).

### THE COMMUNITY FACILITY PROJECT IS TO BE LOCATED ON THE ACTIVE OPEN SPACE RESERVE AT GOLF LINKS ROAD AND INCLUDES:

- + Construction of a community centre incorporating dual room kindergarten and maternal and child health consulting rooms, meeting rooms and art space.

The project cost for the community centre has utilised Victoria Planning Authority (VPA) Benchmark costing information (July 2020) for a Community Centre -Level 1 (cost per m2). City of Greater Bendigo Community Building Policy, supported by Capire:2012 assessment, confirms the need for an 800m<sup>2</sup> community centre building to meet the needs of the new Maiden Gully community.

Based on an analysis of the projected population (both number and composition of the population) by Capire consultants (2012) it recommends the provision of a single consolidated active open space reserve of up to 16 hectares and a series of local parks to meet neighbourhood needs.

This position is also supported by Council's Public Space Plan (2018).

The Maiden Gully PSP nominates 15.03 hectares of active open space to meet the proposed and emerging need of Maiden Gully community. In the interests of ensuring an affordable development contribution levy, only 50% of the active open space / sports field's embellishment cost has been attributed to the MGDGP, while all the land for the reserve will be funded through open space contributions via *Clause 53.01 – Open Space* of the Greater Bendigo Planning Scheme.

Project costs for active open space and the nominated sports pavilion have been sourced from the Victoria Planning Authority (VPA) Benchmark costing information (July 2020). The sports pavilion has adopted the Sports pavilion – Level 2 cost, while active open space has utilised cost per square metre for a large (10ha) sports reserve.

Projects costs for neighbourhood parks have been prepared by City of Greater Bendigo based on a nominated hierarchy and comparable unit costs for similar open space projects.

### THE OPEN SPACE PROJECTS INCLUDE:

- + Construction of active recreation facilities – this will be completed in three stages.

#### Stage 1

Pioneering sports facilities to meet the early needs of the growth area (funding by Development Infrastructure Levy);

#### Stage 2

Targeted expansion of sports facilities (funding by Community Infrastructure Levy);

#### Stage 3

Balance of sports fields and recreation infrastructure to meet the full needs of the new and emerging Maiden Gully community (funded by local and / or State Government). This stage does not form part of the MGDGP.

- + Construction of a sports pavilion that includes meeting rooms, kitchen and function facilities, change rooms (male / female), toilet facilities and storage
- + Embellishment of seven neighbourhood parks based on a hierarchy of play spaces and local amenities.

The open space projects funded by the DCP are shown on Figure 5 and described in Table 3

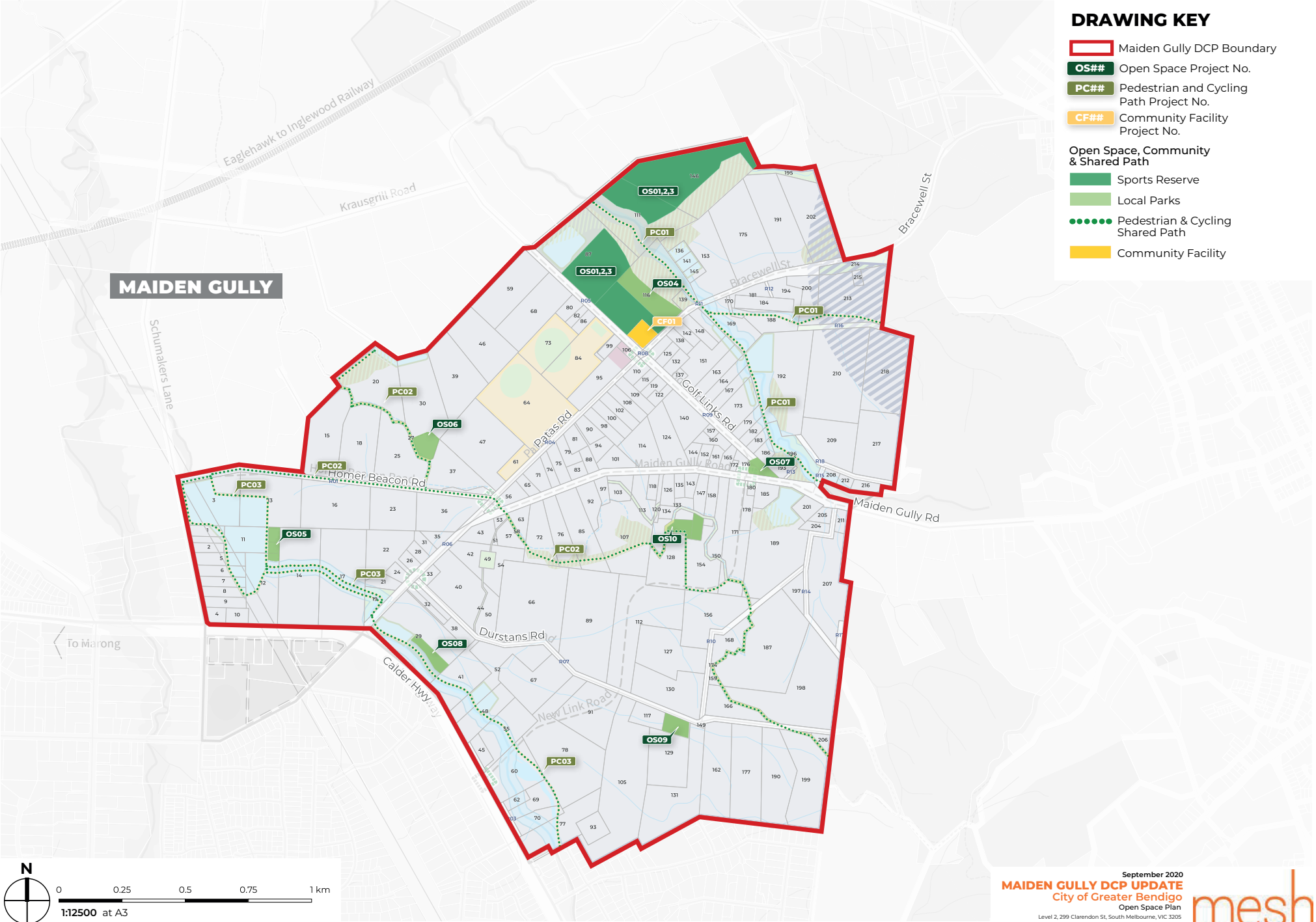


FIGURE 5: COMMUNITY, OPEN SPACE AND OFF-ROAD PEDESTRIAN AND CYCLE TRAIL DCP PROJECTS

## DRAINAGE PROJECTS

The MGDPCP funds the trunk drainage required to service the growth area.

The DCP only includes an allowance for securing land for drainage infrastructure where the land required would otherwise be unencumbered. Notwithstanding the above, an allowance was made for securing the encumbered land in the floodway on the Schumakers Lane properties that have been excluded from the NDA. This allowance is required in order to compensate the land owners who will not receive the same benefits of development as other land owners with encumbered land. All other flood plain/ waterway corridor land identified in the DCP is considered encumbered.

The drainage infrastructure has been identified through the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates, Tomkinson Group, (2020).

The drainage infrastructure funded via the DCP is required to retard and treat stormwater flows from new urban development, in accordance with best practice principles and prior to discharge downstream at pre-development rates to the satisfaction of North Central Catchment Management Authority.

### THE DRAINAGE PROJECTS INCLUDE:

- + Land and construction of retarding basins, sedimentation basins and wetlands;
- + Piped Drains; and
- + Embankment works.

The drainage projects funded via the DCP are illustrated in Figure 6 and described in Table 3.

## PLANNING PROJECTS

Partial costs of preparing the Maiden Gully PSP and DCP have been included within the MGDPCP.

The amount included in the DCP is equivalent to 0.3% of the total DCP costs.



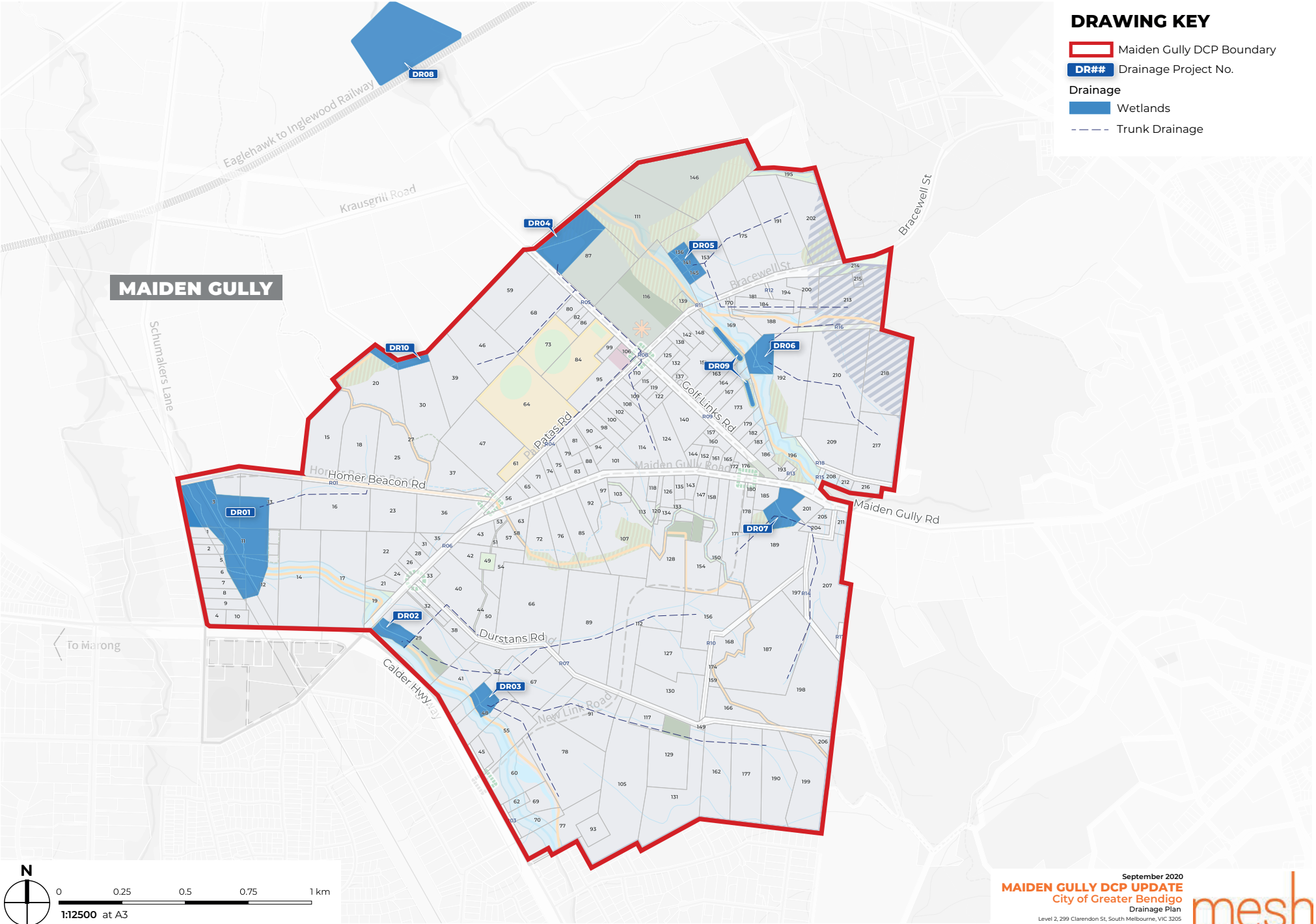


FIGURE 6: DRAINAGE DCP PROJECTS

TABLE 3: STRATEGIC JUSTIFICATION OF DCP PROJECTS

Roads

PROJECT NUMBER	PROJECT DESCRIPTION	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
RD01C	Bracewell Street - upgrade between Golf Links Road and eastern edge of DCP. Road length 775 lm and estimated cost is \$3,367 per lm.	\$0	\$2,609,760	\$2,609,760	These roads will be used by the entire Maiden Gully PSP area.	As required by traffic/access demand.	THIS ROAD UPGRADE HAS BEEN IDENTIFIED WITHIN THE TRAFFIC IMPACT ASSESSMENT REPORT (GTA, 2015) AND IS REQUIRED DUE THE INCREASED TRAFFIC VOLUMES GENERATED BY THE RESIDENTIAL DEVELOPMENT OF THE MAIDEN GULLY PSP AREA.
RD02C	Maiden Gully Road - Upgrade between Patas Road and eastern boundary of DCP. Road length 960 lm, estimated cost is \$3,852 per lm	\$49,908	\$0	\$49,908			
RD03C	Golf Links Road - upgrade between Hillcrest Road and IT05. Road length 440 lm, estimated cost is \$3,270 per lm	\$0	\$3,697,920	\$3,697,920			
RD04C	Golf Links Road - upgrade between IT03 and IT05. Road length 290 lm, estimated cost is \$3,411 per lm	\$0	\$1,438,680	\$1,438,680			
RD05C	New link road - construction of new 28m wide collector road between IT02 and IT04. Road length 1,365 lm, estimated cost \$3,343 per lm.	\$0	\$989,160	\$989,160			
RD05L	New link road - land for new 28m wide collector road between IT02 and IT04. Total area of land required is 3.76 ha.	\$0	\$4,563,180	\$4,563,180			
RD06L	Patas Road - Road widening required from frontage of property 95. Total area of 0.06 hectares of land is required.	\$1,359,410	\$0	\$1,359,410			
RD07L	Homer Beacon Road - land required for realignment of road due to existing reservation being encumbered by drainage. Total area of 0.37 hectares of land is required.	\$38,605	\$0	\$38,605			
RD08L	Maiden Gully Road - road widening at western end of Maiden Gully Road adjacent to Calder Highway. Total area of 0.05 hectares of land is required.	\$93,201	\$0	\$93,201			
SUB-TOTAL		\$1,559,607	\$13,298,700	\$14,858,307			

## Intersections

PROJECT NUMBER	PROJECT DESCRIPTION	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
IT01C_INTERIM	Calder Highway and New Link Road - Construction of Interim unsignalised intersection.	\$0	\$3,091,560	\$3,091,560	These intersections will be used by the entire Maiden Gully PSP area.	As required by traffic/access demand.	THIS INTERSECTION HAS BEEN IDENTIFIED WITHIN THE TRAFFIC IMPACT ASSESSMENT REPORT (GTA, 2015) AND IS REQUIRED TO DUE THE UPGRADE OF THE LOCAL ROAD NETWORK AND INCREASED TRAFFIC VOLUMES WHICH IS TRIGGERED BY THE RESIDENTIAL DEVELOPMENT OF THE MAIDEN GULLY PSP AREA.
IT01L_INTERIM	Calder Highway and New Link Road - Land area of 0.98ha required for the interim unsignalised intersection.	\$226,675	\$0	\$226,675			
IT01C_ULTIMATE	Calder Highway and New Link Road - Construction of Ultimate signalised intersection.	\$0	\$7,508,040	\$7,508,040			
IT02C	Maiden Gully Road and Durstons Road - Construction of roundabout at intersection.	\$0	\$812,520	\$812,520			
IT02L	Maiden Gully Road and Durstons Road - Land area of 0.08ha is required for the roundabout.	\$72,000	\$0	\$72,000			
IT03C	Maiden Gully Road, New Link Road and Golf Links Road - Construction of signalised intersection.	\$0	\$3,468,600	\$3,468,600			
IT03L	Maiden Gully Road, New Link Road and Golf Links Road - Land area of 0.69ha is required for the signalised intersection.	\$257,940	\$0	\$257,940			
IT04C	Maiden Gully Road, Patas Road and Homer Beacon Road - Construction of signalised intersection.	\$0	\$3,836,520	\$3,836,520			
IT04L	Maiden Gully Road, Patas Road and Homer Beacon Road - Land area of 0.39ha is required for the signalised intersection.	\$110,000	\$0	\$110,000			
IT05C	Patas Road, Golf Links Road and Bracewell Street - Construction of signalised intersection.	\$0	\$3,249,600	\$3,249,600			
IT05L	Patas Road, Golf Links Road and Bracewell Street - Land area of 0.16ha is required for the signalised intersection.	\$105,238	\$0	\$105,238			
SUB-TOTAL		\$771,853	\$21,966,840	\$22,738,693			

## Community Facilities

PROJECT NUMBER	PROJECT DESCRIPTION	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
CO01	<p>Maiden Gully Community Centre</p> <p>- Construction of new community centre within the active recreation reserve.</p> <p>Community centre to include:</p> <p>- community centre incorporating dual room kindergarten and maternal and child health consulting rooms, meeting rooms and art space.</p> <p>The 0.7ha of land required for the community centre is to be secured via Clause 53.01.</p>	\$0	\$5,263,770	\$5,263,770	This local facility will meet the needs of, and be used by the Maiden Gully PSP area.	Facility to be constructed when population growth creates the need.	NEW COMMUNITY CENTRE REQUIRED TO SERVE THE NEW RESIDENT POPULATION AND AS IDENTIFIED WITHIN THE PRECINCT STRUCTURE PLAN. THIS INFRASTRUCTURE PROJECT IS SUPPORTED BASED ON TYPICAL BENCHMARKS FOR COMMUNITY AND RECREATIONAL FACILITIES IN NEWLY DEVELOPING AREAS AND COMPLEMENTS OTHER COMMUNITY FACILITIES WITHIN THE MAIDEN GULLY COMMUNITY.
SUB-TOTAL		\$0	\$5,263,770	\$5,263,770			

## ACTIVE Recreation

PROJECT NUMBER	PROJECT DESCRIPTION	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
OS01	Construction of Sports Grounds - Stage 1. Land is secured via Clause 53.01.	\$0	\$5,179,109	\$5,179,109	These local facilities will meet the needs of, and be used by the Maiden Gully PSP area.	Facility to be constructed when population growth creates the need.	<b>SPORTS FIELDS AND ACTIVE OPEN SPACE FACILITIES REQUIRED TO SERVE THE NEW RESIDENT POPULATION AND AS IDENTIFIED WITHIN THE PRECINCT STRUCTURE PLAN. THIS INFRASTRUCTURE PROJECT IS SUPPORTED BASED ON TYPICAL BENCHMARKS FOR COMMUNITY AND RECREATIONAL FACILITIES IN NEWLY DEVELOPING AREAS. PROJECTS OS -01 AND OS-02 ARE STAGED ACCORDING TO THE NEEDS OF THE PSP AREA (50% OF FUNDING NEED), WITH ADDITIONAL STAGE(S) DELIVERED BY COUNCIL TO MEET ADDITIONAL LOCAL AND BROADER SUBURBAN NEEDS.</b>
OS02	Construction of Sports Grounds - Stage 2. Land is secured via Clause 53.01	\$0	\$3,000,000	\$3,000,000			
OS03	Sporting Pavilion - Construction of sporting pavilion.	\$0	\$2,753,000	\$2,753,000			<b>RECREATION AND SPORTS FACILITIES REQUIRED TO SERVE THE NEW RESIDENT POPULATION AND AS IDENTIFIED WITHIN THE PRECINCT STRUCTURE PLAN. THIS INFRASTRUCTURE PROJECT IS SUPPORTED BASED ON TYPICAL BENCHMARKS FOR COMMUNITY AND RECREATIONAL FACILITIES IN NEWLY DEVELOPING AREAS.</b>
OS04	Precinct Park and Playspace (north-west) - construction of a 2ha park and playspace including BBQ and shelters	\$0	\$944,263	\$944,263			<b>PASSIVE OPEN SPACE FACILITIES REQUIRED TO SERVE THE NEW RESIDENTIAL POPULATION AND AS IDENTIFIED WITHIN THE PRECINCT STRUCTURE PLAN AND PUBLIC SPACE PLAN AS PART OF A NETWORK OF LOCAL PARKS / PLAY SPACES.</b>
OS05	Neighbourhood Park 1 (west) - construction of 0.6ha park.	\$0	\$152,870	\$152,870			
OS06	Neighbourhood Park 2 (north-west) - construction of 0.8ha park.	\$0	\$179,328	\$179,328			
OS07	Neighbourhood Park 3 (Golf Link / Maiden Gully Rd) - construction of 0.5ha park	\$0	\$110,113	\$110,113			
OS08	Neighbourhood Park 4 (south) - construction of 1ha neighbourhood park with major play space	\$0	\$989,880	\$989,880			
OS09	Neighbourhood Park 5 (Durstion Road) - construction of 0.7ha park	\$0	\$188,397	\$188,397			
OS10	Neighbourhood Park 6 (Ridgeline) - construction of 1 ha park.	\$0	\$185,993	\$185,993			
SUB-TOTAL		\$0	\$13,682,953	\$13,682,953			

## Off-Road Pedestrian & Cycle Trails

PROJECT NUMBER	PROJECT DESCRIPTION	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
PC01	Northern Shared Path - Construction of an off road shared pedestrian and cycle path along the Devonshire Gully Waterway. The shared path comprises 2.5m wide concrete, the path length is 2,173 lm. Estimated cost \$258 per lm	\$0	\$561,480	\$561,480	Pedestrian/cycle network within the closed road reserves will be used by the entire Maiden Gully PSP area.	Progressive implementation as subdivision occurs.	<b>SHARED PATH NETWORK IDENTIFIED IN THE PUBLIC SPACE PLAN AND WALKING AND CYCLING STRATEGY AND THE PSP. THE PRECINCT STRUCTURE PLAN TO PROVIDE LINKAGES BETWEEN OPEN SPACE, COMMUNITY FACILITIES, RESIDENTIAL AND COMMERCIAL AREAS.</b>
PC02	Central Shared Path - Construction of an off road shared pedestrian and cycle path along the Ridgeline. The shared path comprises 2.5m wide concrete, the path length is 4,050 lm. Estimated cost \$229 per lm	\$0	\$928,320	\$928,320			
PC03	Southern Shared Path - Construction of an off road shared pedestrian and cycle path along the floodway north of Calder Highway along Maiden Gully Southern Waterway. The shared path comprises 2.5m wide concrete, the path length is 3,550 lm. Estimated cost \$237 per lm	\$0	\$842,160	\$842,160			
<b>SUB-TOTAL</b>		<b>\$0</b>	<b>\$2,331,960</b>	<b>\$2,331,960</b>			



## Drainage Infrastructure

PROJECT NUMBER	PROJECT DESCRIPTION	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
DR01C	Southern Catchment - construction three sedimentation basins and one wetland and detention basin and spine drainage.	\$0	\$10,012,780	\$10,012,780	The local drainage infrastructure will be used by the entire Maiden Gully PSP area.	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency.	<b>FLOOD MITIGATIONS, DRAINAGE AND WATER QUALITY MANAGEMENT INFRASTRUCTURE REQUIRED FOR PRECINCT AS IDENTIFIED WITHIN THE MAIDEN GULLY TOWNSHIP PROJECTS CONTRIBUTIONS PLAN DRAINAGE ENGINEERING CONCEPT DESIGN &amp; COST ESTIMATES REPORT PREPARED BY TOMKINSON GROUP, JUNE 2020.</b>
DR01L(A)	Southern Catchment - land area of 6 hectares required for three sedimentation basins and one wetland and detention basin and spine drainage	\$1,013,814	\$0	\$1,013,814			
DR01L(B)	Southern Catchment - land area of 3 hectares required for three sedimentation basins and one wetland and detention basin and spine drainage. This land is currently encumbered either via transmission line easement or flood plain and is required to deliver DR01 from existing properties that are already developed.	\$54,000	\$0	\$54,000			
DR02C	Southern Catchment - Construction of Detention Basin and spine drainage	\$0	\$2,128,500	\$2,128,500			
DR02L	Southern Catchment - land area of 1.01 ha is required for the construction of Detention Basin and spine drainage	\$224,513	\$0	\$224,513			
DR03C	Southern Catchment - Construction of Stormwater detention basin and spine drainage.	\$0	\$1,709,157	\$1,709,157			
DR03L	Southern Catchment - land area of 0.93ha is required for construction of Stormwater detention basin and spine drainage.	\$274,742	\$0	\$274,742			
DR04C	Northern Catchment - construction of floating wetlands, sedimentation basin and spine drainage.	\$0	\$5,065,000	\$5,065,000			
DR04L	Northern Catchment - land area of 3.2ha is required for construction of floating wetlands, sedimentation basin and spine drainage.	\$674,668	\$0	\$674,668			
DR05C	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage	\$0	\$1,457,263	\$1,457,263			
DR05L	Northern Catchment - land area of 1.2ha is required for construction of raingarden and sedimentation basin and spine drainage	\$294,785	\$0	\$294,785			
DR06C	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage	\$0	\$1,419,225	\$1,419,225			
DR06L	Northern Catchment - land area of 1.45ha is required for construction of raingarden and sedimentation basin and spine drainage	\$152,000	\$0	\$152,000			
DR07C	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage	\$0	\$1,895,900	\$1,895,900			
DR07L	Northern Catchment - land area of 1.61ha is required for construction of raingarden and sedimentation basin and spine drainage	\$478,000	\$0	\$478,000			
DR08C	Embankment - construction of earth wall embankment for stormwater retardation for the northern catchment	\$0	\$1,904,400	\$1,904,400			
DR08L	Embankment - 8ha is required to secure Schumaker Lane drainage easement and 0.3ha is required for a carriageway easement for access to the new infrastructure.	\$113,000	\$0	\$113,000			
DR09C	Northern sedimentation WSUD and basin (Devonshire Gully -west side) - construction of two basins	\$0	\$750,000	\$750,000			
DR10L	North-west WSUD and basin (Hillcrest Road) - land area of 0.7 hectares is required	\$103,000	\$0	\$103,000			
DR10C	North-west WSUD and basin (Hillcrest Road) - construction of drainage basin and trunk drainage	\$0	\$750,000	\$750,000			
<b>SUB-TOTAL</b>		<b>\$3,319,522</b>	<b>\$27,092,225</b>	<b>\$30,411,747</b>			

## Planning Costs

PROJECT NUMBER	PROJECT DESCRIPTION	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
PL01	Preparation of PSP and DCP costs	\$0	\$250,000	\$250,000	Preparation of the Structure Plan and Development Contributions Plan enables the entire Maiden Gully PSP area to develop.	Provided	<b>THIS PROJECT IS REQUIRED TO FACILITATE DEVELOPMENT OF THE MAIDEN GULLY PSP AREA.</b>
<b>SUB-TOTAL</b>	<b>0</b>	<b>\$0</b>	<b>\$250,000</b>	<b>\$250,000</b>			

## PROJECT TIMING

Each project in the DCP has an assumed indicative provision trigger specified in Table 3.

The timing of the provision and the items in the DCP are consistent with information available at the time the DCP was prepared.

Greater Bendigo City Council is the development agency as well as the collecting agency, and will monitor and assess the required timing for individual projects and have regard to its capital works program.

### THE COLLECTING AGENCY MAY CONSIDER ALTERNATIVES TO THE PRIORITY DELIVERY OF WORKS OR LAND WHERE:

- + Infrastructure is to be constructed / provided by development proponents as works or land in kind, as agreed by the collecting agency;
- + Network priorities require the delivery of works or land to facilitate broader road network connections; and
- + Community needs determine the delivery of works or land for community facilities, sports reserves and open space.

All items in the DCP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with Section 7.1 and acknowledging the development agency's capacities to provide the balance of funds not recovered by the DCP.

Contributions are to be made by developers at the time of subdivision. If subdivision is not applicable payments must be made prior to construction of buildings and works (refer to Section 7.1).

# Interpreting the Calculation of Charges Table

As noted earlier, Table 2 provides a detailed description of and strategic justification for each item included within the DCP. Table 4– Calculation of Contributions and Table 5 Summary of Charges together represent the key component of the MGDGP. This section explains the workings of these tables.

## CALCULATION OF CONTRIBUTIONS TABLE

The first two columns in Table 4 describe each of the infrastructure projects that are included in the MGDGP. They are each assigned a project number and are grouped according to their broad infrastructure category.

### CALCULATION OF CONSTRUCTION COSTS

For each infrastructure project, a land and construction cost, where relevant, is specified. These are expressed in 2020 dollars and will be indexed annually on 1 July.

Road and intersection construction costs have been determined by Tomkinson Group.

Community facility costs have been determined by Victoria Planning Authority (VPA) Benchmark costing information (July 2020)

Open space and recreation costs have been determined by Victoria Planning Authority (VPA) Benchmark costing information (July 2020) for active open space and sports pavilion, and the City of Greater Bendigo for neighbourhood parks.

Shared path construction costs have been determined by Tomkinson Group.

Drainage construction costs have been determined by Tomkinson Group.

A contingency of 20% has been applied to the transport, drainage and neighbourhood park projects. Project cost that utilised VPA Benchmark Costing have adopted a P90 approach, whereby the projects estimate has a 90% confidence it will meet the actual project cost.

### Estimate of Land Value

The area of land to be secured for each DCP land project on each property was identified from the property specific land budget prepared for the PSP. A description of the DCP project land area was provided to a registered valuer who then prepared a valuation to determine a preliminary site specific 'before and after' valuation for each property. To ensure a fair compensation for each affected land owner this value has then been used to calculate the cost of the land component for all relevant projects included in the DCP.

As noted in Section 3.1 the MCA excludes the existing Maiden Gully activity centre which attributed the upgrade of the intersections of Calder Highway and Schumakers Lane and Calder Highway and Maiden Gully Road which will also benefit the broader the Maiden Gully DCP area.

MAIN CATCHMENT AREA

After making adjustments for external usage it is possible to determine the total cost of each infrastructure project that is attributable to the ‘main catchment area’ (MCA). The MCA is the geographic unit from which a given item of infrastructure will draw most of its usage.

The MGDGP comprises two major drainage catchments which require similar mitigation measures and in addition the transport, community and recreation projects will be utilised by all future Maiden Gully residents. Therefore, the Maiden Gully MCA comprises a single charge area.

DEMAND UNIT

The ‘net developable hectare’ is the demand unit for the MGDGP.

‘Residential’ development is defined broadly to include forms of development that support a residential land use, including residential subdivision.

‘Residential’ development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, child care centre, medical centre, convenience store or any other approved use.

The DCP contains a total of 346.12

CALCULATION OF CHARGES

For the purposes of the MGDGP all developable land will contribute funds for identified infrastructure projects except for the 0.64 hectares of commercially zoned land. To facilitate and encourage commercial development within the 0.64 hectare local activity centre Council have exempted this development from paying the development contributions. The development infrastructure levy attributed to this area for transport and drainage projects has been applied to residential development.

Development contributions will be gathered on the Net Developable Area as defined for each property identified in Figure 8. The final two columns in Table 4 give, for each infrastructure project, the total number of net developable hectares in the MCA and the contribution per net developable hectare respectively.

It is important to note that the number of net developable hectares for the single charge area is based on the land budget provided in Table 2. The per hectare contributions payable will not be amended to respond to minor changes to land budgets that may result from the subdivision design process.

In other words, the MGDGP is permanently linked to the Detailed Land Budget set out in Appendix 1. The Table provided in Appendix 1 should be used to determine the number of developable hectares (for DCP purposes) on individual land parcels.

The NDA may only change if the collecting agency agrees to a variation to the summary land use budget (Table 2) and the detailed property-specific land budget (Appendix A) and associated tables.

TABLE 4: CALCULATION OF CONTRIBUTIONS

## Roads

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	ESTIMATED EXTERNAL USAGE/EXTERNAL FUNDING %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
RD01C	Bracewell Street - upgrade between Golf Links Road and eastern edge of DCP. Road length 775 lm and estimated cost is \$3,367 per lm.	Development	\$0	\$2,609,760	\$2,609,760	0%	\$2,609,760	All	Res	346.12	\$7,540
RD01L	Bracewell Street - land required for widening between Golf Links Road and eastern edge of DCP. Total area of 0.16ha of land is required.	Development	\$49,908	\$0	\$49,908	0%	\$49,908	All	Res	346.12	\$144
RD02C	Maiden Gully Road - Upgrade between Patas Road and eastern boundary of DCP. Road length 960 lm, estimated cost is \$3,852 per lm	Development	\$0	\$3,697,920	\$3,697,920	0%	\$3,697,920	All	Res	346.12	\$10,684
RD03C	Golf Links Road - upgrade between Hillcrest Road and IT05. Road length 440 lm, estimated cost is \$3,270 per lm	Development	\$0	\$1,438,680	\$1,438,680	0%	\$1,438,680	All	Res	346.12	\$4,157
RD04C	Golf Links Road - upgrade between IT03 and IT05. Road length 290 lm, estimated cost is \$3,411 per lm	Development	\$0	\$989,160	\$989,160	0%	\$989,160	All	Res	346.12	\$2,858

## Roads

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	ESTIMATED EXTERNAL USAGE/EXTERNAL FUNDING %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
RD05C	New link road - construction of new 28m wide collector road between IT02 and IT04. Road length 1,365 lm, estimated cost \$3,343 per lm.	Development	\$0	\$4,563,180	\$4,563,180	0%	\$4,563,180	All	Res	346.12	\$13,184
RD05L	New link road - land for new 28m wide collector road between IT02 and IT04. Total area of land required is 3.76 ha.	Development	\$1,359,410	\$0	\$1,359,410	0%	\$1,359,410	All	Res	346.12	\$3,928
RD06L	Patas Road - Road widening required from frontage of property 95. Total area of 0.06 hectares of land is required.	Development	\$38,605	\$0	\$38,605	0%	\$38,605	All	Res	346.12	\$112
RD07L	Homer Beacon Road - land required for realignment of road due to existing reservation being encumbered by existing dam and native vegetation. Total area of 0.37 hectares of land is required.	Development	\$93,201	\$0	\$93,201	0%	\$93,201	All	Res	346.12	\$269
RD08L	Maiden Gully Road - road widening at western end of Maiden Gully Road adjacent to Calder Highway. Total area of 0.05 hectares of land is required.	Development	\$18,483	\$0	\$18,483	0%	\$18,483	All	Res	346.12	\$53
SUB-TOTAL			\$1,559,607.00	\$13,298,700.00	\$14,858,307.00		\$14,858,307.00				\$42,928



Intersections

PROJECT NUMBER	PROJECT DESCRIPTION	INFRA-STRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	ESTIMATED EXTERNAL USAGE/EXTERNAL FUNDING %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
IT01C_INTERIM	Calder Highway and New Link Road - Construction of Interim unsignalised intersection.	Development	\$0	\$3,091,560	\$3,091,560	0%	\$3,091,560	All	Res	346.12	\$8,932
IT01L_INTERIM	Calder Highway and New Link Road - Land area of 0.98ha required for the interim unsignalised intersection.	Development	\$226,675	\$0	\$226,675	0%	\$226,675	All	Res	346.12	\$655
IT01C_ULTIMATE	Calder Highway and New Link Road - Construction of Ultimate signalised intersection.	Development	\$0	\$7,508,040	\$7,508,040	0%	\$7,508,040	All	Res	346.12	\$21,692
IT02C	Maiden Gully Road and Durstons Road - Construction of roundabout at intersection.	Development	\$0	\$812,520	\$812,520	0%	\$812,520	All	Res	346.12	\$2,348
IT02L	Maiden Gully Road and Durstons Road - Land area of 0.08ha is required for the roundabout.	Development	\$72,000	\$0	\$72,000	0%	\$72,000	All	Res	346.12	\$208
IT03C	Maiden Gully Road, New Link Road and Golf Links Road - Construction of signalised intersection.	Development	\$0	\$3,468,600	\$3,468,600	0%	\$3,468,600	All	Res	346.12	\$10,021
IT03L	Maiden Gully Road, New Link Road and Golf Links Road - Land area of 0.69ha is required for the signalised intersection.	Development	\$257,940	\$0	\$257,940	0%	\$257,940	All	Res	346.12	\$745
IT04C	Maiden Gully Road, Patas Road and Homer Beacon Road - Construction of signalised intersection.	Development	\$0	\$3,836,520	\$3,836,520	0%	\$3,836,520	All	Res	346.12	\$11,084
IT04L	Maiden Gully Road, Patas Road and Homer Beacon Road - Land area of 0.39ha is required for the signalised intersection.	Development	\$110,000	\$0	\$110,000	0%	\$110,000	All	Res	346.12	\$318
IT05C	Patas Road, Golf Links Road and Bracewell Street - Construction of signalised intersection.	Development	\$0	\$3,249,600	\$3,249,600	0%	\$3,249,600	All	Res	346.12	\$9,389
IT05L	Patas Road, Golf Links Road and Bracewell Street - Land area of 0.16ha is required for the signalised intersection.	Development	\$105,238	\$0	\$105,238	0%	\$105,238	All	Res	346.12	\$304
SUB-TOTAL			\$771,853	\$21,966,840	\$22,738,693		\$22,738,693				\$65,696

## Community Facilities

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	ESTIMATED EXTERNAL USAGE/EXTERNAL FUNDING %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
CO01	Maiden Gully Community Centre - Construction of new community centre within the active recreation reserve. Community centre to include: - community centre incorporating dual room kindergarten and maternal and child health consulting rooms, meeting rooms and art space.  The 0.7ha of land required for the community centre is to be secured via Clause 53.01.	Development	\$0	\$5,263,770	\$5,263,770	0%	\$5,263,770	All	Res	346.12	\$15,208
SUB-TOTAL			\$0	\$5,263,770	\$5,263,770		\$5,263,770				\$15,208

## ACTIVE Recreation

PROJECT NUMBER	PROJECT DESCRIPTION	INFRA-STRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	ESTIMATED EXTERNAL USAGE/EXTERNAL FUNDING %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
OS01	Construction of Sports Grounds - Stage 1. Land is secured via Clause 53.01.	Development	\$0	\$5,179,109	\$5,179,109	0%	\$5,179,109	All	Res	346.12	\$14,963
OS02	Construction of Sports Grounds - Stage 2. Land is secured via Clause 53.01	Community	\$0	\$3,000,000	\$3,000,000	0%	\$3,000,000	All	Res		
OS03	Sporting Pavilion - Construction of sporting pavilion.	Community	\$0	\$2,753,000	\$2,753,000	0%	\$2,753,000	All	Res		
OS04	Precinct Park and Playspace (north-west) - construction of a 2ha park and playspace including BBQ and shelters	Development	\$0	\$944,263	\$944,263	0%	\$944,263	All	Res	346.12	\$2,728
OS05	Neighbourhood Park 1 (west) - construction of 0.6ha park.	Development	\$0	\$152,870	\$152,870	0%	\$152,870	All	Res	346.12	\$442
OS06	Neighbourhood Park 2 (north-west) - construction of 0.8ha park.	Development	\$0	\$179,328	\$179,328	0%	\$179,328	All	Res	346.12	\$518
OS07	Neighbourhood Park 3 (Golf Link / Maiden Gully Rd) - construction of 0.5ha park	Development	\$0	\$110,113	\$110,113	0%	\$110,113	All	Res	346.12	\$318
OS08	Neighbourhood Park 4 (south) - construction of 1ha neighbourhood park with major play space	Development	\$0	\$989,880	\$989,880	0%	\$989,880	All	Res	346.12	\$2,860
OS09	Neighbourhood Park 5 (Durstons Road) - construction of 0.7ha park	Development	\$0	\$188,397	\$188,397	0%	\$188,397	All	Res	346.12	\$544
OS10	Neighbourhood Park 6 (Ridgeline) - construction of 1 ha park.	Development	\$0	\$185,993	\$185,993	0%	\$185,993	All	Res	346.12	\$537
SUB-TOTAL			\$0	\$13,682,953	\$13,682,953		\$13,682,953				\$22,911

## Off-Road Pedestrian and Cycle Trails

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	ESTIMATED EXTERNAL USAGE/EXTERNAL FUNDING %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
PC01	Northern Shared Path - Construction of an off road shared pedestrian and cycle path along the Devonshire Gully Waterway. The shared path comprises 2.5m wide concrete, the path length is 2,173 lm. Estimated cost \$258 per lm	Development	\$0	\$561,480	\$561,480	0%	\$561,480	All	Res	346.12	\$1,622
PC02	Central Shared Path - Construction of an off road shared pedestrian and cycle path along the Ridgeline. The shared path comprises 2.5m wide concrete, the path length is 4,050 lm. Estimated cost \$229 per lm	Development	\$0	\$928,320	\$928,320	0%	\$928,320	All	Res	346.12	\$2,682
PC03	Southern Shared Path - Construction of an off road shared pedestrian and cycle path along the floodway north of Calder Highway along Maiden Gully Southern Waterway. The shared path comprises 2.5m wide concrete, the path length is 3,550 lm. Estimated cost \$237 per lm	Development	\$0	\$842,160	\$842,160	0%	\$842,160	All	Res	346.12	\$2,433
SUB-TOTAL			\$0	\$2,331,960	\$2,331,960		\$2,331,960				\$6,737

## Drainage Infrastructure

PROJECT NUMBER	PROJECT DESCRIPTION	INFRA-STRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	ESTIMATED EXTERNAL USAGE/EXTERNAL FUNDING %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
DR01C	Southern Catchment - construction three sedimentation basins and one wetland and detention basin and spine drainage.	Development	\$0	\$10,012,780	\$10,012,780	0%	\$10,012,780	All	res	346.12	\$28,929
DR01L(A)	Southern Catchment - land area of 6 hectares required for three sedimentation basins and one wetland and detention basin and spine drainage	Development	\$1,013,814	\$0	\$1,013,814	0%	\$1,013,814	All	res	346.12	\$2,929
DR01L(B)	Southern Catchment - land area of 3 hectares required for three sedimentation basins and one wetland and detention basin and spine drainage. This land is currently encumbered either via transmission line easement or flood plain and is required to deliver DR01 from existing properties that are already developed.	Development	\$54,000	\$0	\$54,000	0%	\$54,000	All	res	346.12	\$156
DR02C	Southern Catchment - Construction of Detention Basin and spine drainage	Development	\$0	\$2,128,500	\$2,128,500	0%	\$2,128,500	All	res	346.12	\$6,150
DR02L	Southern Catchment - land area of 1.01ha is required for the construction of Detention Basin and spine drainage	Development	\$224,513	\$0	\$224,513	0%	\$224,513	All	res	346.12	\$649
DR03C	Southern Catchment - Construction of Stormwater detention basin and spine drainage.	Development	\$0	\$1,709,157	\$1,709,157	0%	\$1,709,157	All	res	346.12	\$4,938
DR03L	Southern Catchment - land area of 0.93ha is required for construction of Stormwater detention basin and spine drainage.	Development	\$274,742	\$0	\$274,742	0%	\$274,742	All	res	346.12	\$794
DR04C	Northern Catchment - construction of floating wetlands, sedimentation basin and spine drainage.	Development	\$0	\$5,065,000	\$5,065,000	0%	\$5,065,000	All	res	346.12	\$14,634
DR04L	Northern Catchment - land area of 3.2ha is required for construction of floating wetlands, sedimentation basin and spine drainage.	Development	\$674,668	\$0	\$674,668	0%	\$674,668	All	res	346.12	\$1,949



## Drainage Infrastructure

PROJECT NUMBER	PROJECT DESCRIPTION	INFRA-STRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	ESTIMATED EXTERNAL USAGE/EXTERNAL FUNDING %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
DR05C	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage	Development	\$0	\$1,457,263	\$1,457,263	0%	\$1,457,263	All	res	346.12	\$4,210
DR05L	Northern Catchment - land area of 1.2ha is required for construction of raingarden and sedimentation basin and spine drainage	Development	\$294,785	\$0	\$294,785	0%	\$294,785	All	res	346.12	\$852
DR06C	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage	Development	\$0	\$1,419,225	\$1,419,225	0%	\$1,419,225	All	res	346.12	\$4,100
DR06L	Northern Catchment - land area of 1.45ha is required for construction of raingarden and sedimentation basin and spine drainage	Development	\$152,000	\$0	\$152,000	0%	\$152,000	All	res	346.12	\$439
DR07C	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage	Development	\$0	\$1,895,900	\$1,895,900	0%	\$1,895,900	All	res	346.12	\$5,478
DR07L	Northern Catchment - land area of 1.61 ha is required for construction of raingarden and sedimentation basin and spine drainage	Development	\$478,000	\$0	\$478,000	0%	\$478,000	All	res	346.12	\$1,381
DR08C	Embankment - construction of earth wall embankment for stormwater retardation for the northern catchment	Development	\$0	\$1,904,400	\$1,904,400	0%	\$1,904,400	All	res	346.12	\$5,502
DR08L	Embankment - 8ha is required to secure Schumaker Lane drainage easement and 0.3ha is required for a carriageway easement for access to the new infrastructure.	Development	\$113,000	\$0	\$113,000	0%	\$113,000	All	res	346.12	\$326
DR09C	Northern sedimentation WSUD and basin (Devonshire Gully -west side) - construction of two basins	Development	\$0	\$750,000	\$750,000	0%	\$750,000	All	res	346.12	\$2,167
DR10L	North-west WSUD and basin (Hillcrest Road) - land area of 0.7 hectares is required	Development	\$103,000	\$0	\$103,000	0%	\$103,000	All	res	346.12	\$298
DR10C	North-west WSUD and basin (Hillcrest Road) - construction of drainage basin and trunk drainage	Development		\$750,000	\$750,000	0%	\$750,000	All	res	346.12	\$2,167
SUB-TOTAL			\$3,382,522	\$27,092,225	\$30,474,747		\$30,474,747				\$88,047

Planning Costs

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	ESTIMATED EXTERNAL USAGE/EXTERNAL FUNDING %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
PL01	Preparation of PSP and DCP costs	Development	\$0	\$250,000	\$250,000	0%	\$250,000	All	Res	346.12	\$722
SUB-TOTAL			\$0	\$250,000	\$250,000		\$250,000				\$722
TOTAL Cost of all projects			\$5,713,982	\$83,886,448	\$89,600,430		\$89,600,430				
TOTAL Development Infrastructure Levy per NDHa											\$242,250
TOTAL Community Infrastructure Levy per Dwelling											\$1,385

## SUMMARY OF CHARGES

Whilst Table 4 sets out the per hectare contribution for each infrastructure project in the MGDCP, Table 5 sets out a summary of the per hectare charges for each charge area, broken down into each infrastructure Category.

TABLE 5: SUMMARY OF CHARGES

SUMMARY OF DEVELOPMENT INFRASTRUCTURE			SUMMARY OF COMMUNITY INFRASTRUCTURE		
PROJECT TYPE	TOTAL COST TO MCA	DIL PER HA RATE	PROJECT TYPE	TOTAL COST TO MCA	CIL PER DWELLING RATE
ROADS	\$14,858,307	\$42,928	RECREATION FACILITIES (defined as CIL Infrastructure)	\$5,753,000	\$1,385
INTERSECTIONS	\$22,738,693	\$65,696			
COMMUNITY FACILITIES	\$5,263,770	\$15,208			
ACTIVE RECREATION	\$7,929,953	\$22,911			
OFF-ROAD PEDESTRIAN & CYCLE TRAILS	\$2,331,960	\$6,737			
DRAINAGE INFRASTRUCTURE	\$30,474,747	\$88,047			
PLANNING COSTS	\$250,000	\$722			
<b>Total Development Infrastructure Levy (DIL)</b>	<b>\$83,847,430</b>	<b>\$242,250</b>	<b>Total CIL (20/21) Capped Levy</b>		<b>\$1,210</b>



# Open Space Percentages and Funding

The MGDCP does not contain an open space equalisation scheme.

Whilst the MGDCP does not administer the provision of open space, the proposed unencumbered open space, as identified in the MGPPSP, has been deducted from the land budget, and therefore contributions are not payable on these areas.

A 6.26% unencumbered open space obligation is to be satisfied via a land and/or cash contribution and will be administered through *Clause 53.01 – Open Space* of the Greater Bendigo Planning Scheme.

# Distinction Between Community and Development Infrastructure

In accordance with the Planning and Environment Act (1987) and the Ministerial Direction on Development Contributions, the MGDGP makes a distinction between “development” and “community” infrastructure.

Furthermore, the timing of payment of contributions is linked to the type of infrastructure in question.

Contributions relating to development infrastructure are to be made by developers at the time of subdivision.

For community infrastructure, contributions are to be made by the home buyer at the time of building approval.

**THE MGDGP ONLY CONTAINS TWO INFRASTRUCTURE PROJECT THAT HAS BEEN CATEGORISED AS COMMUNITY INFRASTRUCTURE:**

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- + OS02 – construction of sports grounds (stage 2)
- + OS03 – construction of the sporting pavilion.

All other infrastructure projects are considered to be development infrastructure.



# DCP Administration

## TIMING OF PAYMENT OF DEVELOPMENT CONTRIBUTION LEVIES

### FOR SUBDIVISION OF LAND

If the development of the land involves a plan under the Subdivision Act 1988, the Development Infrastructure Levy must be paid to the Collecting Agency for the land after certification of the relevant plan of subdivision but cannot be required more than 21 days prior to the issue of a Statement of Compliance with respect to that plan.

If the subdivision is to be developed in stages, Development Infrastructure Levy for the stage to be developed is required paid to the Collecting Agency within 21 days prior to the issue of a Statement of Compliance for that stage, provided that a Schedule of Infrastructure Contributions is submitted with each stage of the plan of subdivision. The Schedule must show the amount of the infrastructure contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the Collecting Agency.

If the Collecting Agency agrees to works in lieu of payment of the Development Infrastructure Levy, the landowner must enter into an agreement under Section 173 of the Planning and Environment Act 1987 in respect of the proposed works or provision of land in lieu.

### FOR DEVELOPMENT OF LAND WHERE NO SUBDIVISION IS PROPOSED

Provided a Development Infrastructure Levy has not yet been collected for development of the subject land, the Development Infrastructure Levy must be paid to the Collecting Agency before the issue of a building permit for each net developable hectare proposed to be developed prior to the commencement of any development (development includes; buildings, car park, access ways, landscaping and ancillary components).

If the Collecting Agency agrees to works in lieu of payment of the Development Infrastructure Levy, the landowner must enter into an agreement under Section 173 of the Planning and Environment Act 1987 in respect of the proposed works or provision of land in lieu.

### WHERE NO BUILDING PERMIT IS REQUIRED

Where no building permit is required, the Development Infrastructure Levy must be paid to the collecting Agency prior to the commencement of any development in accordance with a permit issued under the Act, unless otherwise agreed by the Collecting Agency in a Section 173 agreement.

If the Collecting Agency agrees to works in lieu of payment of the Development Infrastructure Levy, the landowner must enter into an agreement under Section 173 of the Planning and Environment Act 1987 in respect of the proposed works or provision of land in lieu.

## DEVELOPMENT EXEMPT FROM CONTRIBUTIONS

### THE FOLLOWING DEVELOPMENT IS EXEMPT FROM A DEVELOPMENT CONTRIBUTION:

- + A permit for boundary realignment.
- + Construction of a building or construction or carrying out works for:
- + Additions or alterations to a single dwelling or development ancillary to use of land for a single dwelling;
- + A single dwelling on a lot; and
- + A sign.

See 45.06-1 for relevant provisions.

## WORKS IN KIND

For some infrastructure projects, it may be possible for development proponents to carry out works in lieu of making a cash contribution. However, this will only be possible where the Collecting Agency and Development Agency agrees to this.

### The Collecting Agency should only accept the provision of works in kind if:

- » The works in kind constitute part or all of the delivery of an infrastructure project(s) identified in this DCP, to the satisfaction of the Collecting Agency and Development Agency;
- » The Collection Agency and Development Agency have agreed that the timing of the works in kind is consistent with priorities in this DCP (alternatively a credit for works may be delayed to align with clearly identified and published development priorities);
- » The works in kind are defined and agreed in a section 173 agreement or similar agreement as determined by the Collecting Agency; and
- » The detailed design of the works in kind is to the satisfaction of the Development Agency and any others identified in permit conditions.

### IF THE COLLECTING AND DEVELOPMENT AGENCIES ACCEPT THE PROVISION OF WORKS IN KIND (SUBJECT TO THE ARRANGEMENTS SPECIFIED ABOVE):

- + The credit value of the works provided (unless an alternative approach is agreed with the Collecting Agency) shall equal the final cost of the works identified in the DCP, taking into account the impact of indexation;
- + The development infrastructure contribution liability payable by the applicant will be offset by the agreed value of the works in kind; and
- + No further financial contributions will be required until the agreed value of any credits are used.

**An implementation strategy has been included in Part 8 of the MGDGP to assist with administration of the MGDGP into the future.**

## TEMPORARY OR STAGED WORKS

Temporary works are not considered as eligible for works in kind credits against this DCP.

It may be appropriate to deliver some DCP Projects in a staged manner based on the needs of the development or the functionality of the asset, however any eligibility for these works to be credited as works in kind must be agreed to by the Collecting and Development Agencies.

## WORKS IN KIND REIMBURSEMENT

If the Collecting Agency agrees to accept works in kind and the value of those works is greater than the development infrastructure levy liability payable by the applicant, the applicant is entitled to be reimbursed the difference between the two amounts.

The details of a reimbursement must be negotiated with and agreed to by the Collecting Agency and Development Agency.

## FUNDS ADMINISTRATION

### THE ADMINISTRATION OF CONTRIBUTIONS MADE UNDER THE MGDGP WILL BE TRANSPARENT AND DEMONSTRATE:

- + The amount and timing of funds collected;
- + The source of funds collected;
- + Amount and timing of expenditure;
- + The purpose for which the expenditure was made;
- + The account balances for individual infrastructure projects; and
- + All transactions will be clearly identified in Council records and kept in accordance with the Local Government Act 1989.

The MGDGP commences on the date of incorporation into the Greater Bendigo Planning Scheme. The MGDGP will end when development within the DCP area is complete, which is projected to be 20 years after gazettal, or when this DCP is removed from the Greater Bendigo Planning Scheme.

The MGDGP will be reviewed and updated every five years (or more frequently if required). This review may result in minor changes or have no changes at all and may also require an amendment to the Greater Bendigo Planning Scheme to replace this document with an alternative, revised document.

## INDEXATION

Both the capital and land costs of all infrastructure items are in July 2020 dollars and will be indexed annually on the 1<sup>st</sup> July each year. The land value for all infrastructure projects is fixed at the rates set in the DCP. Table 6 sets out the indexation method to be applied to the respective infrastructure categories.

**TABLE 6. INDEXATION AND TIMING**

<b>TIMING INFRASTRUCTURE TYPE</b>	<b>METHOD OF INDEXATION</b>	<b>TIMING OF INDEXATION</b>
<b>COMMUNITY AND RECREATION BUILDINGS (CONSTRUCTION OF COMMUNITY CENTRE AND SPORTING PAVILION)</b>	Australian Bureau of Statistics Producer Price Indexes Non-Residential Building Construction Index, Victoria (Catalogue 6427.0 ,Table 17 Output of the Construction Industries)	<b>JULY 1</b>
<b>ROADS, DRAINAGE, SHARED PATHS AND OPEN SPACE CONSTRUCTION</b>	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)	<b>JULY 1</b>
<b>LAND</b>	Estimates of land value will be revised annually by a registered valuer based on a site-specific methodology for each lot that includes land for a Development Contributions Plan project.  Once a land project has been delivered/provided the project cost will be indexed by applying CPI (All Groups Melbourne) to ensure the charges keep pace with inflation.	<b>JULY 1</b>

## ADJUSTMENT TO THE SCOPE OF PROJECTS

The infrastructure projects in the MGDPCP have been costed to a sufficient level of detail, however all of the projects will require a detailed design process prior to construction.

As part of detailed design, the development agency or a development proponent with the consent of the development agency may amend or modify some aspects of projects, so long as they are still generally in accordance with the PSP and any direction regarding the scope outlined in the DCP.

A development proponent may also propose material changes to the use and development of land from that contemplated in the PSP, leading to an increased requirement for infrastructure. In these cases there should be no negative impact on the DCP by requirement for the developer to bear the additional costs associated with the provision of the infrastructure item over and above the standard required by the DCP.

Where the development agency or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP.

### SPECIAL PROVISION - CALDER HIGHWAY INTERSECTION

#### *Project IT01C\_Ultimate - Calder Highway / New Link Road – Construction of Ultimate Signalised Intersection*

The Calder Highway / New Link Road intersection has two projects relating to the interim (IT01C\_I) and ultimate (IT01C\_U) delivery of the intersection. The interim project involves the construction of a new unsignalised intersection, while the ultimate project involves a significant upgrade and traffic signals being installed.

Preliminary traffic modelling for the Maiden Gully growth area predicted a high demand for traffic using the intersection. Based on this demand the ultimate intersection design includes a long double right turn on the Calder Highway (eastern approach to the intersection, approximately 200m) and double entry lanes along the New Link Road (approximately 200m long) to cater for large turning movements clearly the intersection.

The City of Greater Bendigo, in partnership with Regional Roads Victoria, have committed to review the role of this intersection, and the Calder Highway / Maiden Gully Road intersection, and confirm an appropriate balance in right turning traffic between the two intersections. This is to avoid the New Link Road intersection being over utilised and reinforcing the role of Maiden Gully Road as a sub-arterial (i.e.: primary connection between Maiden Gully and Eaglehawk).

If it is determined that the provision of shorter double right turn lanes (Calder Highway eastern approach) and shorter entry lanes (New Link Road) are appropriate, Council in its role as the Collecting Agency reserves to right to redirect these cost savings towards additional right turn provision at the Calder Hwy / Maiden Gully Road intersection.

Any redirection of savings towards the Calder Highway / Maiden Gully Road intersection will be for the sole purpose of managing traffic distribution of the safety of both intersections.

In the event that crown land shown as excluded from the NDA becomes available for purchase for development purposes, the City of Greater Bendigo reserves the right to collect a DIL on this land.

TYPE OF DEVELOPMENT SUBJECT TO THE LEVY	COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING THE INFRASTRUCTURE LEVY)	DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR THE WORKS)
The MGDCP Development levy applies to subdivision and/or development of land.	The collecting agency is the City of Greater Bendigo.	The development agency is the City of Greater Bendigo.



# Implementation Strategy

As set out at the beginning of this document, the primary purpose of the MGDGP is to ensure that the necessary infrastructure is delivered in a timely and efficient way. This section provides further details regarding how the Collecting Agency intends to implement the MGDGP. This section clearly identifies the rationale for the Implementation Strategy and details the various measures that have been adopted to reduce the risk posed by the MGDGP to all parties.

## IMPLEMENTATION STRATEGY RATIONALE

This Implementation Strategy has been incorporated into the MGDGP to provide certainty to both the Collecting Agency and development proponents.

The Implementation Strategy recognises the complexities associated with infrastructure provision and funding and seeks to minimise risk to the Collecting Agency, Development Agency, development proponents and the community.

### THE IMPLEMENTATION STRATEGY HAS BEEN FORMULATED BY:

- + Assessing the risk posed by the infrastructure projects (identifying high risk items);
- + Having regard to the development context;
- + Assessing the need for finance requirements
  - upfront financing and pooling of funds;
- + Agreeing the land value and indexing it appropriately;
- + Seeking direct delivery of infrastructure and land by development proponents where appropriate;
- + Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the DCP to ensure that it will be delivered as intended, and
- + Providing adequate resources to administer the DCP.

## PREFERRED IMPLEMENTATION MECHANISM

Under Section 46P of the Planning and Environment Act 1987, the Collecting Agency may accept (with the consent of the Development Agency where the Collecting Agency is not also the Development Agency), the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable. This can be agreed with the Collecting Agency before or after the application for the permit is made or before the development is carried out.

To co-ordinate the provision of infrastructure this section sets out an implementation strategy which identifies projects suitable for delivery as works in kind and identifies seven implementation precincts that are best suited to deliver nominated DCP projects.

### IMPLEMENTATION PRECINCTS

The DCP has divided the development area into eight key implementation precincts which are illustrated in Figure 7. The precinct boundaries have been identified having regard to current ownership patterns, location of physical boundaries and physical proximity to key DCP projects. Table 7 provides the NDA for each property and precinct and each properties MGDGP liability in 2020 \$.

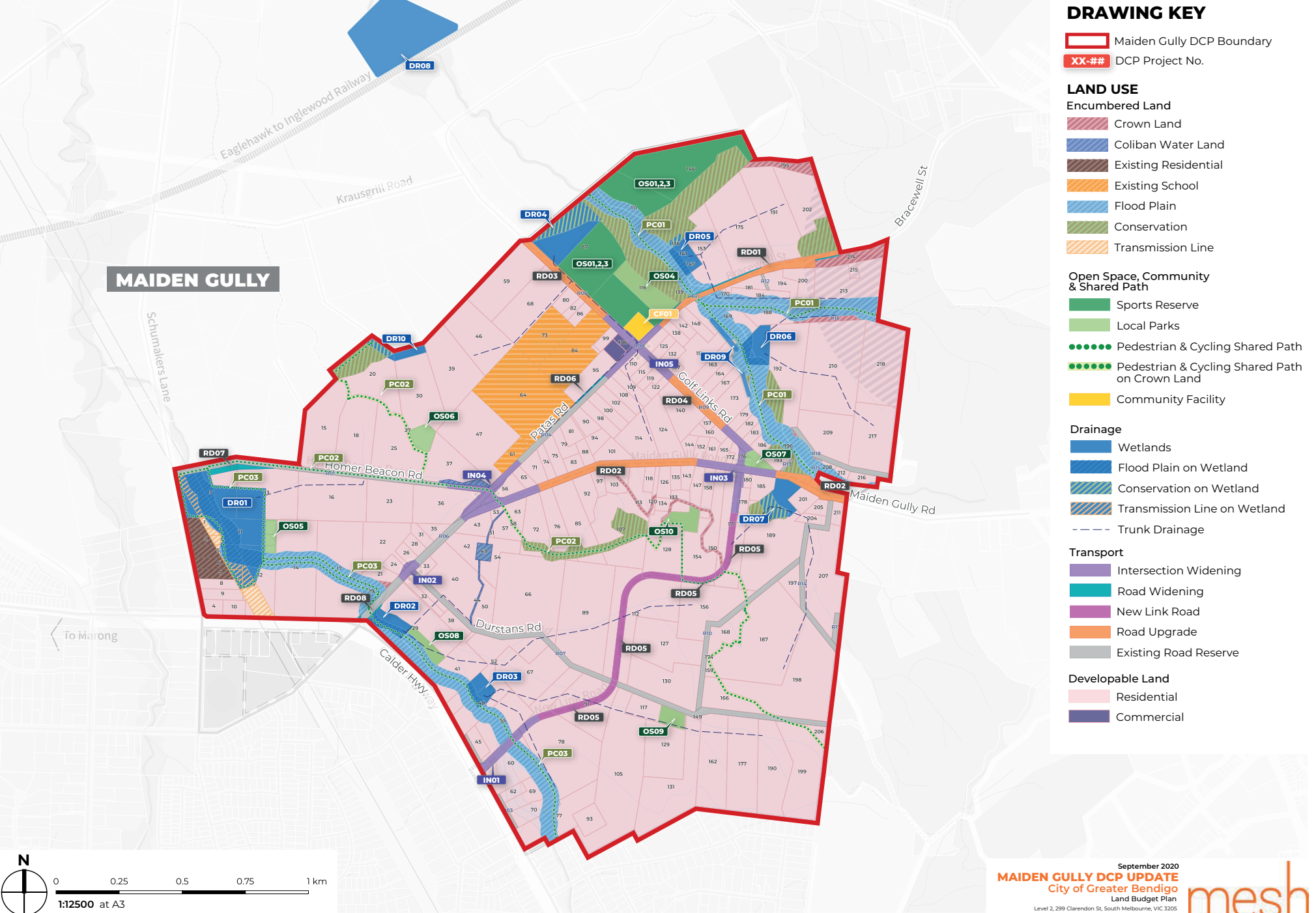


FIGURE 7: IMPLEMENTATION PRECINCTS

TABLE 7: DIL LIABILITY FOR EACH PARCEL BY IMPLEMENTATION PRECINCT

IMPLEMENTATION PRECINCT + PROPERTY NUMBER	RESIDENTIAL NDA	TOTAL DCP LIABILITY PER PROPERTY AND PRECINCT	IMPLEMENTATION PRECINCT + PROPERTY NUMBER	RESIDENTIAL NDA	TOTAL DCP LIABILITY PER PROPERTY AND PRECINCT	IMPLEMENTATION PRECINCT + PROPERTY NUMBER	RESIDENTIAL NDA	TOTAL DCP LIABILITY PER PROPERTY AND PRECINCT
\$242,250								
1A			1B			1C		
1	0.00	\$0	29	3.42	\$828,276	33	0.34	\$82,699
2	0.00	\$0	32	0.45	\$110,112	40	3.80	\$919,371
3	0.54	\$131,614	34	0.42	\$100,800	42	1.20	\$291,831
4	0.42	\$102,893	38	0.74	\$179,369	43	0.91	\$221,365
5	0.00	\$0	41	1.98	\$478,947	44	0.00	\$0
6	0.00	\$0	45	0.57	\$137,680	49	0.00	\$0
7	0.00	\$0	48	1.20	\$291,119	50	1.29	\$312,858
8	0.59	\$142,818	52	2.81	\$681,681	51	0.06	\$13,384
9	0.68	\$164,301	55	1.99	\$481,011	53	0.17	\$40,407
10	0.53	\$127,186	60	1.72	\$416,522	54	1.39	\$336,039
11	0.00	\$0	62	0.42	\$101,677	57	0.77	\$186,103
12	1.01	\$244,304	67	3.88	\$939,412	58	0.00	\$0
13	3.37	\$816,987	69	0.89	\$215,394	66	8.04	\$1,947,101
14	5.10	\$1,236,326	70	0.78	\$188,960	89	8.07	\$1,954,218
15	4.11	\$995,692	77	2.38	\$575,641	112	6.06	\$1,468,149
16	4.96	\$1,201,803	78	7.56	\$1,832,177	127	4.03	\$976,644
17	5.54	\$1,341,123	91	3.34	\$809,196	130	3.96	\$959,134
18	4.13	\$999,856	93	1.00	\$241,990	156	4.06	\$983,451
19	0.00	\$0	105	9.14	\$2,213,512	159	0.15	\$36,311
21	0.57	\$137,370	117	1.03	\$249,694	166	1.66	\$403,132
22	2.70	\$653,522	129	3.39	\$821,483	168	1.27	\$307,395
23	2.98	\$721,417	131	5.39	\$1,305,931	SUB-TOTAL		
24	0.39	\$94,838	149	0.02	\$6,013	47.22		\$11,439,593
25	4.11	\$995,091	162	4.24	\$1,027,586			
26	0.38	\$91,367	177	4.58	\$1,110,005			
27	0.00	\$0	190	4.19	\$1,014,645			
28	0.41	\$98,961	199	4.81	\$1,164,174			
31	0.42	\$101,779	SUB-TOTAL					
35	0.50	\$120,740	72.33		\$17,523,006			
36	3.08	\$745,596						
SUB-TOTAL								
46.50		\$11,265,582						

IMPLEMENTATION PRECINCT + PROPERTY NUMBER	RESIDENTIAL NDA	TOTAL DCP LIABILITY PER PROPERTY AND PRECINCT
2A		
20	2.78	\$673,531
30	4.31	\$1,045,014
37	2.72	\$657,894
39	4.39	\$1,063,093
46	4.04	\$978,516
47	5.90	\$1,429,755
59	4.05	\$982,014
61	0.00	\$0
64	0.00	\$0
68	4.02	\$972,739
73	0.00	\$0
80	0.57	\$137,402
82	0.30	\$71,713
84	0.00	\$0
86	0.40	\$96,733
95	1.61	\$390,681
96	0.07	\$18,045
99	0.40	\$95,827
106	0.00	\$0
SUB-TOTAL	35.55	\$8,612,957

IMPLEMENTATION PRECINCT + PROPERTY NUMBER	RESIDENTIAL NDA	TOTAL DCP LIABILITY PER PROPERTY AND PRECINCT
2B		
56	0.58	\$141,505
65	0.39	\$94,778
71	0.80	\$194,284
74	0.47	\$114,977
75	0.74	\$179,962
79	0.60	\$145,338
81	0.62	\$149,754
83	0.40	\$97,234
88	0.46	\$110,502
90	0.65	\$156,798
94	0.64	\$154,354
98	0.80	\$194,335
100	0.80	\$193,269
101	0.87	\$211,794
102	0.79	\$191,966
108	0.79	\$190,675
109	0.78	\$189,374
110	0.55	\$133,991
114	2.03	\$491,253
115	0.39	\$93,978
119	0.43	\$104,070
122	0.39	\$94,976
123	0.42	\$100,567
124	2.17	\$525,367
125	0.42	\$100,839

IMPLEMENTATION PRECINCT + PROPERTY NUMBER	RESIDENTIAL NDA	TOTAL DCP LIABILITY PER PROPERTY AND PRECINCT
2B		
132	0.53	\$128,196
137	0.21	\$51,311
138	0.45	\$108,874
140	2.11	\$510,781
142	0.45	\$108,719
144	0.42	\$101,648
148	0.68	\$164,996
151	1.97	\$476,704
152	0.41	\$98,157
155	0.51	\$123,644
157	0.20	\$49,143
160	0.54	\$131,941
161	0.40	\$97,307
163	1.29	\$313,432
164	0.81	\$195,357
165	0.42	\$101,352
167	0.75	\$181,384
172	0.10	\$25,044
173	1.70	\$412,830
176	0.19	\$45,473
179	0.43	\$103,024
182	0.40	\$96,820
183	0.33	\$80,502
186	0.44	\$105,415
193	0.44	\$106,025
SUB-TOTAL	34.15	\$8,274,020

IMPLEMENTATION PRECINCT + PROPERTY NUMBER	RESIDENTIAL NDA	TOTAL DCP LIABILITY PER PROPERTY AND PRECINCT
2C		
63	0.67	\$161,740
72	1.85	\$448,227
76	1.66	\$401,255
85	2.75	\$666,533
92	1.09	\$262,933
97	0.46	\$110,861
103	0.82	\$198,725
104	0.00	\$0
107	4.67	\$1,130,339
113	0.00	\$0
118	0.40	\$97,505
120	0.00	\$0
121	0.26	\$62,379
126	0.63	\$153,041
128	2.82	\$683,771
133	0.00	\$0
134	0.83	\$202,155
135	0.39	\$94,661
143	0.45	\$108,683
147	0.70	\$169,214
150	0.00	\$0
154	3.48	\$842,985
158	0.80	\$193,691
171	2.54	\$616,019
174	0.00	\$0

IMPLEMENTATION PRECINCT + PROPERTY NUMBER	RESIDENTIAL NDA	TOTAL DCP LIABILITY PER PROPERTY AND PRECINCT
2C		
178	0.50	\$121,844
180	0.17	\$41,757
185	0.80	\$194,088
187	8.70	\$2,107,133
189	5.51	\$1,335,672
197	0.77	\$185,970
198	8.09	\$1,959,538
199	0.02	\$3,847
201	0.70	\$169,441
203	0.00	\$0
204	0.40	\$96,907
205	0.41	\$100,320
206	0.32	\$77,670
207	5.07	\$1,227,367
211	0.39	\$94,201
SUB-TOTAL	59.11	\$14,320,473

IMPLEMENTATION PRECINCT + PROPERTY NUMBER	RESIDENTIAL NDA	TOTAL DCP LIABILITY PER PROPERTY AND PRECINCT
3A		
87	0.00	\$0
111	0.00	\$0
116	0.00	\$0
136	0.00	\$0
139	0.00	\$0
141	0.00	\$0
145	0.00	\$0
146	0.00	\$0
153	3.35	\$810,419
175	6.18	\$1,498,188
191	4.87	\$1,179,094
195	0.00	\$0
202	3.10	\$750,702
SUB-TOTAL	17.50	\$4,238,404

IMPLEMENTATION PRECINCT + PROPERTY NUMBER	RESIDENTIAL NDA	TOTAL DCP LIABILITY PER PROPERTY AND PRECINCT
<b>3B</b>		
169	0.42	\$101,801
170	0.02	\$4,983
181	0.55	\$133,380
184	0.60	\$144,698
188	0.69	\$168,049
192	4.44	\$1,075,702
194	0.90	\$219,137
196	0.00	\$0
200	1.09	\$264,352
208	0.07	\$18,132
209	3.38	\$819,058
210	8.07	\$1,955,107
212	0.17	\$41,476
213	3.39	\$822,147
214	0.00	\$0
215	0.22	\$54,293
216	0.38	\$90,846
217	4.24	\$1,025,978
218	5.10	\$1,235,064
<b>SUB-TOTAL</b>	<b>33.74</b>	<b>\$8,174,201</b>
<b>Grand Total</b>	<b>346.12</b>	<b>\$83,848,237</b>

#### ALLOCATION OF PROJECTS SUITABLE FOR DELIVERY AS WORKS IN KIND

The purpose of this section is to provide an indication of which infrastructure items may be provided by developers, the value of the credit that the developer will receive and the method by which the developer will be reimbursed for these credits. By allowing developers to provide infrastructure in return for credits against their development contribution obligation, there is a reduction in the funding risk to the Collecting Agency while developers are given greater flexibility, certainty and control over the roll-out of infrastructure within or proximate to their development area.

To assist Council in the coordinated delivery of the MGDCP projects, Table 8 nominates which Implementation Precinct is responsible to deliver suitable MGDCP projects as works in kind. In some instances, two precincts will jointly deliver an item which extends across precinct boundaries.

Developers are required to discuss and come to an agreement with the relevant Collecting Agency as to the potential for provision of works and land to offset their development contribution. A key objective is to ensure that the timing of infrastructure delivery matches the timing of development therefore Table 8 provides a starting point for the Collecting Agencies and developers in coming to an agreement on a schedule of land and works that each developer can provide as an offset to their development contribution. It is envisaged, that the implementation Strategy will be revised over time to take into account change in ownership, development fronts and potential changes to infrastructure projects.

#### PROJECTS NOT SUITABLE FOR DELIVERY AS WORKS IN KIND

In some instances, due to land fragmentation combined with small NDA areas and therefore small MGDCP liabilities there are some projects that may not be able to be delivered directly as works in kind. In this instance, the Collecting Agency would collect the MGDCP cash payments and the Development Agency would be responsible for delivering particular projects.

**TABLE 8: MAIDEN GULLY DCP PROPOSED IMPLEMENTATION STRATEGY**

## Roads

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	IMPLEMENTATION PRECINCT TO DELIVER PROJECT AS WORKS IN KIND	POTENTIAL COUNCIL DELIVERED PROJECT
RD01C	Bracewell Street - upgrade between Golf Links Road and eastern edge of DCP. Road length 775 lm and estimated cost is \$3,367 per lm.	Development	\$0	\$2,609,760	\$2,609,760	Precincts 3A and 3B	
RD01L	Bracewell Street - land required for widening between Golf Links Road and eastern edge of DCP. Total area of 0.16ha of land is required.	Development	\$49,908	\$0	\$49,908	Precinct 3A	
RD02C	Maiden Gully Road - Upgrade between Patas Road and eastern boundary of DCP. Road length 960 lm, estimated cost is \$3,852 per lm	Development	\$0	\$3,697,920	\$3,697,920	Precincts 2B and 3C	
RD03C	Golf Links Road - upgrade between Hillcrest Road and IT05. Road length 440 lm, estimated cost is \$3,270 per lm	Development	\$0	\$1,438,680	\$1,438,680	Precinct 2A	
RD04C	Golf Links Road - upgrade between IT03 and IT05. Road length 290 lm, estimated cost is \$3,411 per lm	Development	\$0	\$989,160	\$989,160	Precinct 2B	
RD05C	New link road - construction of new 28m wide collector road between IT02 and IT04. Road length 1,365 lm, estimated cost \$3,343 per lm.	Development	\$0	\$4,563,180	\$4,563,180	Precincts 1B, 1C and 2C	
RD05L	New link road - land for new 28m wide collector road between IT02 and IT04. Total area of land required is 3.76 ha.	Development	\$1,359,410	\$0	\$1,359,410	Precincts 1B, 1C and 2C	
RD06L	Patas Road - Road widening required from frontage of property 95. Total area of 0.06 hectares of land is required.	Development	\$38,605	\$0	\$38,605	Precinct 2A	
RD07L	Homer Beacon Road - land required for realignment of road due to existing reservation being encumbered by drainage. Total area of 0.37 hectares of land is required.	Development	\$93,201	\$0	\$93,201	Precinct 1A	
RD08L	Maiden Gully Road - road widening at western end of Maiden Gully Road adjacent to Calder Highway. Total area of 0.05 hectares of land is required.	Development	\$18,483	\$0	\$18,483	Precincts 1A and 1B	
SUB-TOTAL			\$1,559,607.00	\$13,298,700.00	\$14,858,307.00		



## Intersections

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	IMPLEMENTATION PRECINCT TO DELIVER PROJECT AS WORKS IN KIND	POTENTIAL COUNCIL DELIVERED PROJECT
IT01C_INTERIM	Calder Highway and New Link Road - Construction of Interim unsignalised intersection.	Development	\$0	\$3,091,560	\$3,091,560	Precinct 1B	
IT01L_INTERIM	Calder Highway and New Link Road - Land area of 0.98ha required for the interim unsignalised intersection.	Development	\$226,675	\$0	\$226,675	Precinct 1B	
IT01C_ULTIMATE	Calder Highway and New Link Road - Construction of Ultimate signalised intersection.	Development	\$0	\$7,508,040	\$7,508,040		Council
IT02C	Maiden Gully Road and Durstons Road - Construction of roundabout at intersection.	Development	\$0	\$812,520	\$812,520	Precincts 1A and 1B	
IT02L	Maiden Gully Road and Durstons Road - Land area of 0.08ha is required for the roundabout.	Development	\$72,000	\$0	\$72,000	Precincts 1A and 1B	
IT03C	Maiden Gully Road, New Link Road and Golf Links Road - Construction of signalised intersection.	Development	\$0	\$3,468,600	\$3,468,600	Precincts 2B and 2C	
IT03L	Maiden Gully Road, New Link Road and Golf Links Road - Land area of 0.69ha is required for the signalised intersection.	Development	\$257,940	\$0	\$257,940	Precincts 2B and 2C	Council
IT04C	Maiden Gully Road, Patas Road and Homer Beacon Road - Construction of signalised intersection.	Development	\$0	\$3,836,520	\$3,836,520	Precincts 1A, 1C, 2B and 2C	
IT04L	Maiden Gully Road, Patas Road and Homer Beacon Road - Land area of 0.39ha is required for the signalised intersection.	Development	\$110,000	\$0	\$110,000	Precincts 1A, 1C, 2B and 2C	Council
IT05C	Patas Road, Golf Links Road and Bracewell Street - Construction of signalised intersection.	Development	\$0	\$3,249,600	\$3,249,600	Precincts 2A, 2B and 3A	
IT05L	Patas Road, Golf Links Road and Bracewell Street - Land area of 0.16ha is required for the signalised intersection.	Development	\$105,238	\$0	\$105,238	Precincts 2A, 2B and 3A	
SUB-TOTAL			\$771,853	\$21,966,840	\$22,738,693		

## Community Facilities

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	IMPLEMENTATION PRECINCT TO DELIVER PROJECT AS WORKS IN KIND	POTENTIAL COUNCIL DELIVERED PROJECT
CO01	<p>Maiden Gully Community Centre - Construction of new community centre within the active recreation reserve.</p> <p>Community centre to include: - community centre incorporating dual room kindergarten and maternal and child health consulting rooms, meeting rooms and art space.</p> <p>The 0.7ha of land required for the community centre is to be secured via Clause 53.01.</p>	Development	\$0	\$5,263,770	\$5,263,770		Council
SUB-TOTAL			\$0	\$5,263,770	\$5,263,770		

## Active Recreation

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	IMPLEMENTATION PRECINCT TO DELIVER PROJECT AS WORKS IN KIND	POTENTIAL COUNCIL DELIVERED PROJECT
OS01	Construction of Sports Grounds - Stage 1. Land is secured via Clause 53.01.	Development	\$0	\$5,179,109	\$5,179,109		Council
OS02	Construction of Sports Grounds - Stage 2. Land is secured via Clause 53.01	Community	\$0	\$3,000,000	\$3,000,000		Council
OS03	Sporting Pavilion - Construction of sporting pavilion.	Community	\$0	\$2,753,000	\$2,753,000		Council
OS04	Precinct Park and Playspace (north-west) - construction of a 2ha park and playspace including BBQ and shelters	Development	\$0	\$944,263	\$944,263		Council
OS05	Neighbourhood Park 1 (west) - construction of 0.6ha park.	Development	\$0	\$152,870	\$152,870	Precinct 1 A	
OS06	Neighbourhood Park 2 (north-west) - construction of 0.8ha park.	Development	\$0	\$179,328	\$179,328	Precinct 2A	
OS07	Neighbourhood Park 3 (Golf Link / Maiden Gully Rd) - construction of 0.5ha park	Development	\$0	\$110,113	\$110,113	Precinct 2B	
OS08	Neighbourhood Park 4 (south) - construction of 1ha neighbourhood park with major play space	Development	\$0	\$989,880	\$989,880	Precinct 1 B	
OS09	Neighbourhood Park 5 (Durstion Road) - construction of 0.7ha park	Development	\$0	\$188,397	\$188,397	Precinct 1 B	
OS10	Neighbourhood Park 6 (Ridgeline) - construction of 1 ha park.	Development	\$0	\$185,993	\$185,993	Precinct 2C	
SUB-TOTAL			\$0	\$13,682,953	\$13,682,953		

## Off-Road Pedestrian and Cycle Trails

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	IMPLEMENTATION PRECINCT TO DELIVER PROJECT AS WORKS IN KIND	POTENTIAL COUNCIL DELIVERED PROJECT
PC01	Northern Shared Path - Construction of an off road shared pedestrian and cycle path along the Devonshire Gully Waterway. The shared path comprises 2.5m wide concrete, the path length is 2,173 lm. Estimated cost \$258 per lm	Development	\$0	\$561,480	\$561,480	Precincts 3A and 3B	Council (section running adjacent to active open space)
PC02	Central Shared Path - Construction of an off road shared pedestrian and cycle path along the Ridgeline. The shared path comprises 2.5m wide concrete, the path length is 4,050 lm. Estimated cost \$229 per lm	Development	\$0	\$928,320	\$928,320	Precincts 1A, 2A and 2C	
PC03	Southern Shared Path - Construction of an off road shared pedestrian and cycle path along the floodway north of Calder Highway along Maiden Gully Southern Waterway. The shared path comprises 2.5m wide asphalt, the path length is 3,550 lm. Estimated cost \$237 per lm	Development	\$0	\$842,160	\$842,160	Precincts 1A and 1B	
SUB-TOTAL			\$0	\$2,331,960	\$2,331,960		

## Drainage Infrastructure

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	IMPLEMENTATION PRECINCT TO DELIVER PROJECT AS WORKS IN KIND	POTENTIAL COUNCIL DELIVERED PROJECT
DR01C	Southern Catchment - construction three sedimentation basins and one wetland and detention basin and spine drainage.	Development	\$0	\$10,012,780	\$10,012,780	Precinct 1A	
DR01L(A)	Southern Catchment - land area of 6 hectares required for three sedimentation basins and one wetland and detention basin and spine drainage	Development	\$1,013,814	\$0	\$1,013,814	Precinct 1A	
DR01L(B)	Southern Catchment - land area of 3 hectares required for three sedimentation basins and one wetland and detention basin and spine drainage. This land is currently encumbered either via transmission line easement or flood plain and is required to deliver DR01 from existing properties that are already developed.	Development	\$54,000	\$0	\$54,000	Precinct 1A	
DR02C	Southern Catchment - Construction of Detention Basin and spine drainage	Development	\$0	\$2,128,500	\$2,128,500	Precinct 1B	
DR02L	Southern Catchment - land area of 1.01 ha is required for the construction of Detention Basin and spine drainage	Development	\$224,513	\$0	\$224,513	Precinct 1B	
DR03C	Southern Catchment - Construction of Stormwater detention basin and spine drainage.	Development	\$0	\$1,709,157	\$1,709,157	Precinct 1B	
DR03L	Southern Catchment - land area of 0.93ha is required for construction of Stormwater detention basin and spine drainage.	Development	\$274,742	\$0	\$274,742	Precinct 1B	
DR04C	Northern Catchment - construction of floating wetlands, sedimentation basin and spine drainage.	Development	\$0	\$5,065,000	\$5,065,000	Precinct 2A / 2B	Council
DR04L	Northern Catchment - land area of 3.2ha is required for construction of floating wetlands, sedimentation basin and spine drainage.	Development	\$674,668	\$0	\$674,668	Precinct 2A / 2B	Council
DR05C	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage	Development	\$0	\$1,457,263	\$1,457,263	Precinct 3A	

## Drainage Infrastructure

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	IMPLEMENTATION PRECINCT TO DELIVER PROJECT AS WORKS IN KIND	POTENTIAL COUNCIL DELIVERED PROJECT
DR05L	Northern Catchment - land area of 1.2ha is required for construction of raingarden and sedimentation basin and spine drainage	Development	\$294,785	\$0	\$294,785	Precinct 3A	
DR06C	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage	Development	\$0	\$1,419,225	\$1,419,225	Precinct 3B	
DR06L	Northern Catchment - land area of 1.45ha is required for construction of raingarden and sedimentation basin and spine drainage	Development	\$152,000	\$0	\$152,000	Precinct 3B	
DR07C	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage	Development	\$0	\$1,895,900	\$1,895,900	Precinct 2C	
DR07L	Northern Catchment - land area of 1.61ha is required for construction of raingarden and sedimentation basin and spine drainage	Development	\$478,000	\$0	\$478,000	Precinct 2C	
DR08C	Embankment - construction of earth wall embankment for stormwater retardation for the northern catchment	Development	\$0	\$1,904,400	\$1,904,400		Council
DR08L	Embankment - 8ha is required to secure Schumaker Lane drainage easement and 0.3ha is required for a carriageway easement for access to the new infrastructure.	Development	\$113,000	\$0	\$113,000		Council
DR09C	Northern sedimentation WSUD and basin (Devonshire Gully -west side) - construction of two basins	Development	\$0	\$750,000	\$750,000	Precinct 2B	
DR10L	North-west WSUD and basin (Hillcrest Road) - land area of 0.7 hectares is required	Development	\$103,000	\$0	\$103,000	Precinct 2A	
DR10C	North-west WSUD and basin (Hillcrest Road) - construction of drainage basin and trunk drainage	Development	\$0	\$750,000	\$750,000	Precinct 2A	
SUB-TOTAL			\$3,382,522	\$27,092,225	\$30,474,747		

Planning Costs

PROJECT NUMBER	PROJECT DESCRIPTION	INFRASTRUCTURE TYPE	ESTIMATED LAND COST AS AT 2020	2020 CONSTRUCTION COST	TOTAL COST OF PROJECT 2020	IMPLEMENTATION PRECINCT TO DELIVER PROJECT AS WORKS IN KIND	POTENTIAL COUNCIL DELIVERED PROJECT
PL01	Preparation of PSP and DCP costs	Development	\$0	\$250,000	\$250,000		Council (Complete)
SUB-TOTAL			\$0	\$250,000	\$250,000		
TOTAL			\$5,713,982	\$83,886,448	\$89,600,430		



# Appendix 1

DETAILED LAND USE BUDGET PLAN AND  
PARCEL SPECIFIC LAND USE BUDGET TABLE

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DRAWING KEY

- Maiden Gully DCP Boundary
- Implementation Precincts

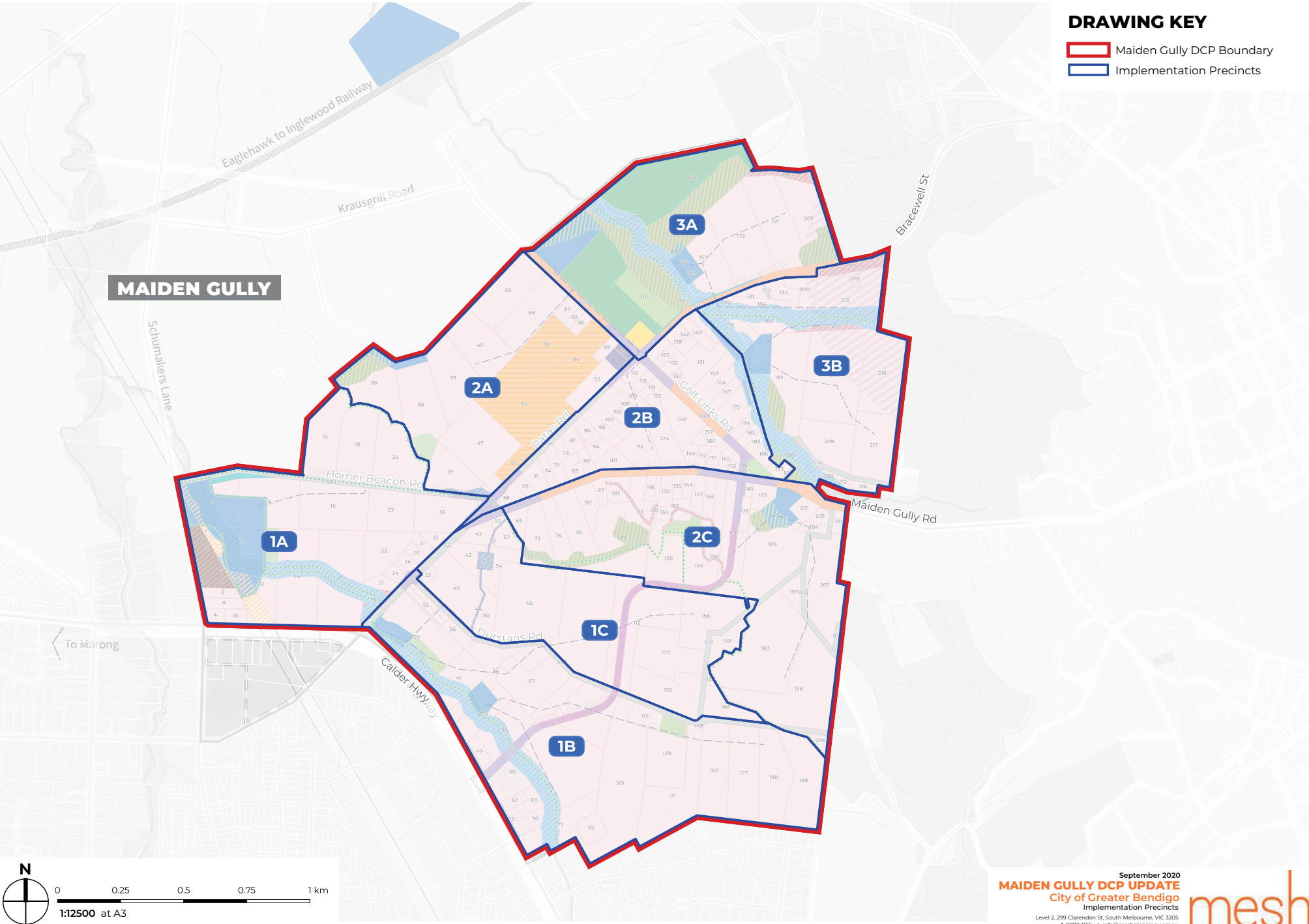


FIGURE 8: LAND USE BUDGET PLAN

TABLE 9: PARCEL SPECIFIC LAND USE BUDGET

PSP PROPERTY ID	TOTAL AREA (HECTARES)	Transport								Communi ty &	Community & Education	Activity Centre	Open Space											
		Roads							Intersections							Service Open Space								
		Connector - Existing Road Reserve	Local - Existing Road Reserve	New Connector Road (DCP Land)	New Link Road (DCP Land)	Road Widening (DCP Land)	Road Widening required from Crown land	Road Widening, land for new road/intersection required from flood plain land	New Intersection (DCP Land)				New Intersection required from crown land	Existing Government School	Existing Non-Government School	Local Community Facility (located within active open space secured via 53.01)	Commercially zoned land	Native Vegetation / Conservation Reserve	Flood Plain	Wetlands and Retarding basins (DCP Land)	Flood plain land located within transmission line easement	Flood plain land located within Crown land	Flood plain land with native vegetation/conservation	Wetland /retarding basin land located within flood plain
1	0.58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.22	-	-	0.01	-		
2	0.45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-		
3	4.12	-	-	-	-	0.22	-	-	-	-	-	-	-	-	-	-	1.49	0.81	-	-	0.54	0.51		
4	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
5	0.99	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	0.37	-	-	0.08	-		
6	0.82	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13	-	-	0.00	0.17		
7	0.71	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.18		
8	0.68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.09		
9	0.69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10	0.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11	2.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.12	0.24	-	-	0.45	0.04		
12	3.83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.33	0.37	0.01	-	-	0.55	0.31		
13	4.97	-	-	-	-	0.15	-	-	-	-	-	-	-	-	-	-	1.44	-	-	-	-	-		
14	6.18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.08	-	-	-	-	-	-		
15	4.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
16	4.96	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
17	6.92	-	-	-	-	0.01	-	0.00	-	-	-	-	-	-	-	1.37	-	-	-	-	-	-		
18	4.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
19	0.88	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	0.77	-	-	-		
20	4.44	-	-	-	-	-	-	-	-	-	-	-	-	-	1.34	-	0.04	-	-	-	-	-		
21	0.61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.04	-	-	-	-	-	-		
22	2.72	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-		
23	2.98	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
24	0.42	-	-	-	-	-	-	-	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-		
25	4.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
26	0.40	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-		
27	0.99	-	-	-	-	-	-	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-		
28	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
29	6.50	-	-	-	-	0.01	-	0.02	-	-	-	-	-	-	-	1.38	0.51	-	-	-	0.48	-		
30	5.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.38	-	-	-	-	-		
31	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
32	0.45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
33	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
34	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
35	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
36	3.18	-	-	-	-	-	-	-	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-		
37	2.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
38	0.74	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
39	4.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
40	3.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

Other

				Credited Open Space							Total Net Developable Area (Hectares)	Net Developable Area % of Property	Valuers 'Before' Area	Land Use	DCP TOTAL - Transport (Hectares)	DCP TOTAL - Residential Community and Recreation (Hectares)	DCP TOTAL - Drainage (Hectares)	DCP LAND - Total (Hectares)
Wetland/retarding basin land located on native vegetation conservation reserve	Utilities Easements	Colliban Water Land	Local Open Space located within existing road reserve	Local Sports Reserve (Clause 53.01)	Local Park (Clause 53.01 land)	Existing Developed Land	Crown Land	DELWP Land	Shared Path located on Crown Land	Shared Path located on Colliban Water Land								
-	0.10	-	-	-	-	0.26	-	-	-	-	-	0.00%	0.26	Residential	-	-	-	-
-	0.13	-	-	-	-	0.32	-	-	-	-	-	0.00%	0.32	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.54	13.20%	3.30	Residential	0.22	-	1.49	1.71
-	-	-	-	-	-	-	-	-	-	-	0.42	100.00%	0.42	Residential	-	-	-	-
-	0.04	-	-	-	-	0.50	-	-	-	-	-	0.00%	0.59	Residential	-	-	0.01	0.01
-	0.00	-	-	-	-	0.52	-	-	-	-	-	0.00%	0.68	Residential	-	-	-	-
-	-	-	-	-	-	0.53	-	-	-	-	-	0.00%	0.71	Residential	-	-	-	-
-	0.00	-	-	-	-	-	-	-	-	-	0.59	86.78%	0.68	Residential	-	-	-	-
-	0.01	-	-	-	-	-	-	-	-	-	0.68	98.35%	0.68	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.53	100.00%	0.53	Residential	-	-	-	-
-	0.10	-	-	-	0.20	0.18	-	-	-	-	-	0.00%	1.98	Residential	-	-	1.12	1.12
-	0.85	-	-	-	0.40	-	-	-	-	-	1.01	26.36%	2.63	Residential	-	-	0.37	0.37
-	-	-	-	-	-	-	-	-	-	-	3.37	67.92%	4.97	Residential	0.15	-	1.44	1.59
-	-	-	-	-	-	-	-	-	-	-	5.10	82.58%	5.10	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	4.11	100.00%	4.11	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	4.96	100.00%	4.96	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	5.54	80.00%	5.55	Residential	0.01	-	-	0.01
-	-	-	-	-	-	-	-	-	-	-	4.13	100.00%	4.13	Residential	-	-	-	-
-	-	-	-	-	-	-	-	0.10	-	-	-	0.00%	0.11	Residential	-	-	-	-
0.28	-	-	-	-	-	-	-	-	-	-	2.78	62.55%	3.10	Residential	-	-	0.04	0.04
-	-	-	-	-	-	-	-	-	-	-	0.57	92.71%	0.57	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	2.70	99.10%	2.72	Residential	0.02	-	-	0.02
-	-	-	-	-	-	-	-	-	-	-	2.98	100.00%	2.98	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.39	92.85%	0.42	Residential	0.03	-	-	0.03
-	-	-	-	-	-	-	-	-	-	-	4.11	100.00%	4.11	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.38	94.41%	0.40	Residential	0.02	-	-	0.02
-	-	0.28	-	-	-	-	-	-	-	0.66	-	0.00%	0.71	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%	0.41	Residential	-	-	-	-
-	-	-	-	-	0.69	-	-	-	-	-	3.42	52.60%	5.12	Residential	0.01	-	0.51	0.52
-	-	-	-	-	0.80	-	-	-	-	-	4.31	78.46%	5.50	Residential	-	-	0.38	0.38
-	-	-	-	-	-	-	-	-	-	-	0.42	100.00%	0.42	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.45	100.00%	0.45	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.34	100.00%	0.34	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.42	100.00%	0.42	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.50	100.00%	0.50	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	3.08	96.74%	3.18	Residential	0.10	-	-	0.10
-	-	-	-	-	-	-	-	-	-	-	2.72	100.00%	2.72	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.74	100.00%	0.74	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	4.39	100.00%	4.39	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	3.80	100.00%	3.80	Residential	-	-	-	-

PSP PROPERTY ID	TOTAL AREA (HECTARES)	Transport								Community & Education			Activity Centre	Open Space										
		Roads							Intersections					Service Open Space										
		Connector - Existing Road Reserve	Local - Existing Road Reserve	New Connector Road (DCP Land)	New Link Road (DCP Land)	Road Widening (DCP Land)	Road Widening required from Crown land	Road Widening, land for new road/intersection required from flood plain land	New Intersection (DCP Land)	New Intersection required from crown land	Existing Government School	Existing Non-Government School		Local Community Facility (located within active open space secured via 53.01)	Commercially zoned land	Native Vegetation / Conservation Reserve	Flood Plain	Wetlands and Retarding basins (DCP Land)	Flood plain land located within transmission line easement	Flood plain land located within Crown land	Flood plain land with native vegetation/conservation	Wetland/retarding basin land located within flood plain	Wetland/retarding basin land located within transmission line easement	
41	2.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.95	-	-	-	-	-	-		
42	1.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
43	0.91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
44	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
45	0.57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
46	4.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
47	5.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
48	2.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
49	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.44	0.33	-	-	-	0.15	-		
50	1.29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
51	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
52	3.49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
53	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.23	0.31	-	-	-	0.13	-		
54	1.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
55	2.91	-	-	-	-	-	-	0.00	-	-	-	-	-	-	-	0.92	-	-	-	-	-	-		
56	0.82	-	-	-	-	-	-	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
57	0.77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
58	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
59	4.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
60	3.31	-	-	-	-	-	0.23	0.48	-	-	-	-	-	-	-	0.88	-	-	-	-	-	-		
61	0.83	-	-	-	-	-	-	-	-	-	0.83	-	-	-	-	-	-	-	-	-	-	-		
62	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
63	0.67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
64	8.00	-	-	-	-	-	-	-	-	-	8.00	-	-	-	-	-	-	-	-	-	-	-		
65	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
66	8.09	-	-	-	-	-	-	-	-	-	-	-	-	-	0.06	-	-	-	-	-	-	-		
67	3.88	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
68	4.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
69	1.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.53	-	-	-	-	-	-		
70	1.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.32	-	-	-	-	-	-		
71	0.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
72	2.37	-	-	-	-	-	-	-	-	-	-	-	-	-	0.51	-	-	-	-	-	-	-		
73	2.74	-	-	-	-	-	-	-	-	-	2.74	-	-	-	-	-	-	-	-	-	-	-		
74	0.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
75	0.74	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
76	1.97	-	-	-	-	-	-	-	-	-	-	-	-	-	0.31	-	-	-	-	-	-	-		
77	3.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.75	-	-	-	-	-	-		
78	8.35	-	-	-	0.19	-	-	0.27	-	-	-	-	-	-	-	0.34	-	-	-	-	-	-		
79	0.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
80	0.57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
81	0.62	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
82	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
83	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
84	4.00	-	-	-	-	-	-	-	-	-	4.00	-	-	-	-	-	-	-	-	-	-	-		
85	3.19	-	-	-	-	-	-	-	-	-	-	-	-	-	0.44	-	-	-	-	-	-	-		
86	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

Other

				Credited Open Space						
Wetland/rebating basin land located on native vegetation conservation reserve	Utilities Easements	Coliban Water Land	Local Open Space located within existing road reserve	Local Sports Reserve (Clause 53.01)	Local Park (Clause 53.01 land)	Existing Developed Land	Crown Land	DELWP Land	Shared Path located on Crown Land	Shared Path located on Coliban Water Land

Total Net Developable Area (Hectares)

-	-	-	-	-	-	-	-	-	-	-	1.98	67.58%	1.98	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1.20	100.00%	1.20	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.91	100.00%	0.91	Residential	-	-	-	-
-	-	0.15	-	-	-	-	-	-	-	-	-	0.00%	-	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.57	100.00%	0.57	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	4.04	100.00%	4.04	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	5.90	100.00%	5.90	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1.20	56.70%	1.68	Residential	-	-	0.33	0.33
-	-	0.40	-	-	-	-	-	-	-	-	-	0.00%	-	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1.29	100.00%	1.29	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.06	100.00%	0.06	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	2.81	80.57%	3.26	Residential	-	-	0.31	0.31
-	-	-	-	-	-	-	-	-	-	-	0.17	100.00%	0.17	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1.39	100.00%	1.39	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1.99	68.31%	1.99	Residential	0.00	-	-	0.00
-	-	-	-	-	-	-	-	-	-	-	0.58	71.53%	0.82	Residential	0.23	-	-	0.23
-	-	-	-	-	-	-	-	-	-	-	0.77	100.00%	0.77	Residential	-	-	-	-
-	-	0.08	-	-	-	-	-	-	-	0.15	-	0.00%	0.15	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	4.05	100.00%	4.05	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1.72	51.95%	2.43	Residential	0.48	-	-	0.48
-	-	-	-	-	-	-	-	-	-	-	-	0.00%	0.83	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.42	100.00%	0.42	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.67	100.00%	0.67	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%	8.00	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.39	100.00%	0.39	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	8.04	99.30%	8.04	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	3.88	100.00%	3.88	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	4.02	100.00%	4.02	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.89	62.71%	0.89	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.78	70.78%	0.78	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.80	100.00%	0.80	Residential	-	-	-	-
-	-	-	-	-	0.01	-	-	-	-	-	1.85	78.08%	1.86	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%	2.74	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.47	100.00%	0.47	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.74	100.00%	0.74	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1.66	84.29%	1.66	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	2.38	76.01%	2.38	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	7.56	90.54%	8.02	Residential	0.45	-	-	0.45
-	-	-	-	-	-	-	-	-	-	-	0.60	100.00%	0.60	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.57	100.00%	0.57	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.62	100.00%	0.62	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.30	100.00%	0.30	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.40	100.00%	0.40	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%	4.00	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	2.75	86.16%	2.75	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.40	100.00%	0.40	Residential	-	-	-	-

PSP PROPERTY ID	TOTAL AREA (HECTARES)	Transport								Community & Education			Activity Centre	Open Space								
		Roads							Intersections						Service Open Space							
		Connector - Existing Road Reserve	Local - Existing Road Reserve	New Connector Road (DCP Land)	New Link Road (DCP Land)	Road Widening (DCP Land)	Road Widening required from Crown land	Road Widening, land for new road/intersection required from flood plain land	New Intersection (DCP Land)	New Intersection required from crown land	Existing Government School	Existing Non-Government School	Local Community Facility (located within active open space secured via 53.01)	Commercially zoned land	Native Vegetation / Conservation Reserve	Flood Plain	Wetlands and Retarding basins (DCP Land)	Flood plain land located within transmission line easement	Flood plain land located within Crown land	Flood plain land with native vegetation/conservation	Wetland/retarding basin land located within flood plain	Wetland/retarding basin land located within transmission line easement
87	7.77	-	-	-	-	-	-	-	-	-	-	-	-	0.40	-	1.80	-	-	-	-	-	
88	0.46	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
89	8.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
90	0.65	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91	4.08	-	-	-	0.74	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92	1.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
94	0.64	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95	2.16	-	-	-	-	0.06	-	-	0.07	-	-	-	-	0.42	-	-	-	-	-	-	-	
96	0.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97	0.46	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
98	0.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
99	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100	0.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
101	0.87	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
102	0.79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
103	0.82	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
104	0.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
105	9.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
106	0.24	-	-	-	-	-	-	-	0.03	-	-	-	-	0.22	-	-	-	-	-	-	-	
107	6.27	-	-	-	-	-	-	-	-	-	-	-	-	-	1.60	-	-	-	-	-	-	
108	0.79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
109	0.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
110	0.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
111	6.59	-	-	-		-	-	-	-	-	-	-	-	-	2.15	0.53	-	-	-	1.51	-	
112	7.32	-	-	-	1.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
113	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

				Credited Open Space		Other					Total Net Developable Area (Hectares)	Net Developable Area % of Property	Valuers 'Before' Area	Land Use	DCP TOTAL - Transport (Hectares)	DCP TOTAL - Residential Community and Recreation (Hectares)	DCP TOTAL - Drainage (Hectares)	DCP LAND - Total (Hectares)
Wetland/retarding basin land located on native vegetation conservation reserve	Utilities Easements	Coliban Water Land	Local Open Space located within existing road reserve	Local Sports Reserve (Clause 53.01)	Local Park (Clause 53.01 land)	Existing Developed Land	Crown Land	DELWP Land	Shared Path located on Crown Land	Shared Path located on Coliban Water Land								
1.37	-	-	-	4.21	-	-	-	-	-	-	-	0.00%	7.37	Residential	-	-	1.80	1.80
-	-	-	-	-	-	-	-	-	-	-	0.46	100.00%	0.46	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	8.07	100.00%	8.07	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.65	100.00%	0.65	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	3.34	81.79%	4.08	Residential	0.74	-	-	0.74
-	-	-	-	-	-	-	-	-	-	-	1.09	100.00%	1.09	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1.00	100.00%	1.00	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.64	100.00%	0.64	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1.61	74.64%	2.16	Residential	0.13	-	-	0.13
-	-	-	-	-	-	-	-	-	-	-	0.07	100.00%	0.07	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.46	100.00%	0.46	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.80	100.00%	0.80	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.40	100.00%	0.40	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.80	100.00%	0.80	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.87	100.00%	0.87	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.79	100.00%	0.79	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.82	100.00%	0.82	Residential	-	-	-	-
-	-	-	-	-	-	-	0.12	-	-	-	-	0.00%	0.12	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	9.14	100.00%	9.14	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%	0.24	Residential	0.03	-	-	0.03
-	-	-	-	-	0.00	-	-	-	-	-	4.67	74.41%	4.67	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.79	100.00%	0.79	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.78	100.00%	0.78	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.55	100.00%	0.55	Residential	-	-	-	-
-	-	-	-	2.41	-	-	-	-	-	-	-	0.00%	3.92	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	6.06	82.77%	7.32	Residential	1.26	-	-	1.26
-	-	-	-	-	-	-	0.16	-	-	-	-	0.00%	0.16	Residential	-	-	-	-



PSP PROPERTY ID	TOTAL AREA (HECTARES)	Transport								Community & Education			Activity Centre	Open Space										
		Roads							Intersections						Service Open Space									
		Connector - Existing Road Reserve	Local - Existing Road Reserve	New Connector Road (DCP Land)	New Link Road (DCP Land)	Road Widening (DCP Land)	Road Widening required from Crown land	Road Widening, land for new road/intersection required from flood plain land	New Intersection (DCP Land)	New Intersection required from crown land	Existing Government School	Existing Non-Government School	Local Community Facility (located within active open space secured via 53.01)	Commercially zoned land	Native Vegetation / Conservation Reserve	Flood Plain	Wetlands and Retarding basins (DCP Land)	Flood plain land located within transmission line easement	Flood plain land located within Crown land	Flood plain land with native vegetation/conservation	Wetland/retarding basin land located within flood plain	Wetland/retarding basin land located within transmission line easement		
114	2.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
115	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
116	8.67	-	-	-	-	0.03	-	0.00	0.07	-	-	0.70	-	1.98	-	-	-	-	-	1.25	-	-		
117	1.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
118	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
119	0.43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
120	0.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
121	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
122	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
123	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
124	2.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
125	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
126	0.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
127	4.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
128	3.74	-	-	-	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
129	4.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
130	3.96	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
131	5.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
132	0.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
133	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
134	0.83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
135	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
136	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13	-	-	-	0.11	-		
137	0.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
138	0.45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
139	0.40	-	-	-	-	0.003	-	0.003	-	-	-	-	-	0.33	-	-	-	-	-	0.06	-	-		
140	2.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
141	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.26	-	-	-	0.14	-		
142	0.45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
143	0.45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
144	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
145	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.27	-	-	-	0.13	-		
146	8.71	-	-	-	-	-	-	-	-	-	-	-	-	2.94	-	-	-	-	-	-	-	-		
147	1.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
148	0.68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
149	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
150	0.92	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
151	2.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.08	-	-	-	-	-	-		
152	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
153	4.61	-	-	-	-	0.02	-	0.03	-	-	-	-	-	0.81	0.22	-	-	-	-	0.18	-	-		
154	3.97	-	-	-	0.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
155	0.68	-	-	-	-	-	-	-	-	-	-	-	-	-	0.17	-	-	-	-	-	-	-		
156	4.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
157	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
158	0.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
159	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

				Credited Open Space		Other					Total Net Developable Area (Hectares)	Net Developable Area % of Property	Valuers 'Before' Area	Land Use	DCP TOTAL - Transport (Hectares)	DCP TOTAL - Residential Community and Recreation (Hectares)	DCP TOTAL - Drainage (Hectares)	DCP LAND - Total (Hectares)
Wetland/retarding basin land located on native vegetation conservation reserve	Utilities Easements	Coliban Water Land	Local Open Space located within existing road reserve	Local Sports Reserve (Clause 53.01)	Local Park (Clause 53.01 land)	Existing Developed Land	Crown Land	DELWP Land	Shared Path located on Crown Land	Shared Path located on Coliban Water Land								
-	-	-	-	-	-	-	-	-	-	-	2.03	100.00%	2.03	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.39	100.00%	0.39	Residential	-	-	-	-
-	-	-	-	2.64	2.00	-	-	-	-	-	-	0.00%	6.69	Residential	0.10	0.70	-	0.80
-	-	-	-	-	-	-	-	-	-	-	1.03	100.00%	1.03	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.40	100.00%	0.40	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.43	100.00%	0.43	Residential	-	-	-	-
-	-	-	-	-	-	-	0.07	-	-	-	-	0.00%	0.07	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.26	100.00%	0.26	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.39	100.00%	0.39	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.42	100.00%	0.42	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	2.17	100.00%	2.17	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.42	100.00%	0.42	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.63	100.00%	0.63	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	4.03	100.00%	4.03	Residential	-	-	-	-
-	-	-	-	-	0.50	-	-	-	-	-	2.82	75.45%	3.74	Residential	0.42	-	-	0.42
-	-	-	-	-	0.68	-	-	-	-	-	3.39	83.39%	4.07	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	3.96	100.00%	3.96	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	5.39	100.00%	5.39	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.53	100.00%	0.53	Residential	-	-	-	-
-	-	-	-	-	-	-	0.02	-	-	-	-	0.00%	0.02	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.83	100.00%	0.83	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.39	100.00%	0.39	Residential	-	-	-	-
0.17	-	-	-	-	-	-	-	-	-	-	-	0.00%	0.41	Residential	-	-	0.13	0.13
-	-	-	-	-	-	-	-	-	-	-	0.21	100.00%	0.21	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.45	100.00%	0.45	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%	0.07	Residential	0.00	-	-	0.00
-	-	-	-	-	-	-	-	-	-	-	2.11	100.00%	2.11	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%	0.40	Residential	-	-	0.26	0.26
-	-	-	-	-	-	-	-	-	-	-	0.45	100.00%	0.45	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.45	100.00%	0.45	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.42	100.00%	0.42	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%	0.41	Residential	-	-	0.27	0.27
-	-	-	-	5.77	-	-	-	-	-	-	-	0.00%	5.77	Residential	-	-	-	-
-	-	-	-	-	0.39	-	-	-	-	-	0.70	64.08%	1.09	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.68	100.00%	0.68	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0.02	Residential	-	-	-	-
-	-	-	-	-	-	-	0.55	-	0.34	-	-	0.00%	0.92	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1.97	95.88%	1.97	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%	0.41	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	3.35	72.64%	3.58	Residential	0.02	-	-	0.02
-	-	-	-	-	0.11	-	-	-	-	-	3.48	87.69%	3.97	Residential	0.38	-	-	0.38
-	-	-	-	-	-	-	-	-	-	-	0.51	75.00%	0.51	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	4.06	100.00%	4.06	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.20	100.00%	0.20	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.80	100.00%	0.80	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.15	100.00%	0.15	Residential	-	-	-	-

PSP PROPERTY ID	TOTAL AREA (HECTARES)	Transport								Community & Education			Activity Centre	Open Space								
		Roads							Intersections						Service Open Space							
		Connector - Existing Road Reserve	Local - Existing Road Reserve	New Connector Road (DCP Land)	New Link Road (DCP Land)	Road Widening (DCP Land)	Road Widening required from Crown land	Road Widening, land for new road/intersection required from flood plain land	New Intersection (DCP Land)	New Intersection required from crown land	Existing Government School	Existing Non-Government School	Local Community Facility (located within active open space secured via 53.01)	Commercially zoned land	Native Vegetation / Conservation Reserve	Flood Plain	Wetlands and Retarding basins (DCP Land)	Flood plain land located within transmission line easement	Flood plain land located within Crown land	Flood plain land with native vegetation/conservation	Wetland/retarding basin land located within flood plain	Wetland/retarding basin land located within transmission line easement
160	0.54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
161	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
162	4.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
163	1.35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.06	-	-	-	-	-	-
164	1.02	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	0.02	-	-	-	0.18	-	-
165	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166	1.66	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
167	0.92	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.05	-	-	-	0.11	-	-
168	1.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
169	2.21	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	0.36	-	-	-	1.42	-	-
170	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.09	-	-	-	0.03	-	-
171	3.63	-	-	-	0.71	-	-	-	0.38	-	-	-	-	-	-	-	-	-	-	-	-	-
172	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173	1.88	-	-	-	-	-	-	-	-	-	-	-	-	-	0.04	0.08	-	-	-	0.06	-	-
174	0.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
175	6.21	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	0.54	-	-	-	-	-	-	-	0.18	-	-	-	-	-	-	-	-	-	-	-	-	-
177	4.58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
178	0.65	-	-	-	0.02	-	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-
179	0.58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13	-	-	-	0.03	-	-
180	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
181	0.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.17	-	-	-	-	-	-
182	0.49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.08	-	-	-	0.02	-	-
183	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.06	-	-	-	0.00	-	-
184	1.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.61	-	-	-	-	-	-
185	0.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
186	0.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.09	-	-	-	-	-	-
187	8.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
188	1.65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.96	-	-	-	0.00	-	-
189	7.58	-	-	-	-	-	-	-	-	-	-	-	-	-	0.46	-	0.92	-	-	-	-	-
190	4.19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
191	5.08	-	-	-	-	-	-	-	-	-	-	-	-	-	0.21	-	-	-	-	-	-	-
192	8.09	-	-	-	-	-	-	-	-	-	-	-	-	-	0.95	0.05	0.91	-	-	1.20	0.53	-
193	0.44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
194	0.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.03	-	-	-	-	-	-
195	0.71	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
196	2.41	-	-	-	-	-	-	-	-	-	-	-	-	-	0.56	-	-	-	1.82	-	-	-
197	0.77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
198	8.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
199	4.82	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
200	1.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201	0.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202	4.40	-	-	-	-	-	-	-	-	-	-	-	-	-	1.30	-	-	-	-	-	-	-
203	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
204	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
205	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
206	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Other												Total Net Developable Area (Hectares)	Net Developable Area as % of Property	Valuers 'Before' Area	Land Use	DCP TOTAL - Transport (Hectares)	DCP TOTAL - Residential Community and Recreation (Hectares)	DCP TOTAL - Drainage (Hectares)	DCP LAND - Total (Hectares)
				Credited Open Space															
Wetland/retarding basin land located on native vegetation conservation reserve	Utilities Easements	Coliban Water Land	Local Open Space located within existing road reserve	Local Sports Reserve (Clause 53.01)	Local Park (Clause 53.01 land)	Existing Developed Land	Crown Land	DELWP Land	Shared Path located on Crown Land	Shared Path located on Coliban Water Land									
-	-	-	-	-	-	-	-	-	-	-	0.54	100.00%	0.54	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.40	100.00%	0.40	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	4.24	100.00%	4.24	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	1.29	95.69%	1.29	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.81	79.44%	0.99	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.42	100.00%	0.42	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	1.66	100.00%	1.66	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.75	81.58%	0.86	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	1.27	100.00%	1.27	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.42	18.99%	1.84	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.02	13.99%	0.05	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	2.54	69.97%	3.63	Residential	1.09	-	-	1.09	
-	-	-	-	-	-	-	-	-	-	-	0.10	100.00%	0.10	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	1.70	90.60%	1.76	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	0.72	-	-	0.00%	0.72	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	6.18	99.61%	6.21	Residential	0.02	-	-	0.02	
-	-	-	-	-	0.18	-	-	-	-	-	0.19	34.65%	0.54	Residential	0.18	-	-	0.18	
-	-	-	-	-	-	-	-	-	-	-	4.58	100.00%	4.58	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.50	76.98%	0.65	Residential	0.15	-	-	0.15	
-	-	-	-	-	-	-	-	-	-	-	0.43	73.47%	0.45	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.17	100.00%	0.17	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.55	76.80%	0.55	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.40	81.54%	0.41	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.33	83.46%	0.34	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.60	49.52%	0.60	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.80	100.00%	0.80	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.44	83.24%	0.44	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	8.70	100.00%	8.70	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.69	41.99%	0.70	Residential	-	-	-	-	
0.69	-	-	-	-	-	-	-	-	-	-	5.51	72.71%	7.13	Residential	-	-	0.92	0.92	
-	-	-	-	-	-	-	-	-	-	-	4.19	100.00%	4.19	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	4.87	95.90%	4.87	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	4.44	54.88%	7.09	Residential	-	-	0.91	0.91	
-	-	-	-	-	-	-	-	-	-	-	0.44	100.00%	0.44	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.90	96.86%	0.90	Residential	-	-	-	-	
-	-	-	-	-	-	-	0.71	-	-	-	-	0.00%	0.71	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	0.04	-	-	-	0.00%	0.04	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.77	100.00%	0.77	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	8.09	100.00%	8.09	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	4.82	100.00%	4.82	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	1.09	100.00%	1.09	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.70	100.00%	0.70	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	3.10	70.45%	3.10	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	0.17	-	-	0.00%	0.17	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.40	100.00%	0.40	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%	0.41	Residential	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	0.32	100.00%	0.32	Residential	-	-	-	-	

PSP PROPERTY ID	TOTAL AREA (HECTARES)	Transport									Community & Education			Activity Centre	Open Space								
		Roads							Intersections						Service Open Space								
		Connector - Existing Road Reserve	Local - Existing Road Reserve	New Connector Road (DCP Land)	New Link Road (DCP Land)	Road Widening (DCP Land)	Road Widening required from Crown land	Road Widening, land for new road/intersection required from flood plain land	New Intersection (DCP Land)	New Intersection required from crown land	Existing Government School	Existing Non-Government School	Local Community Facility (located within active open space secured via 53.01)	Commercially zoned land	Native Vegetation / Conservation Reserve	Flood Plain	Wetlands and Retarding basins (DCP Land)	Flood plain land located within transmission line easement	Flood plain land located within Crown land	Flood plain land with native vegetation/conservation	Wetland/retarding basin land located within flood plain	Wetland/retarding basin land located within transmission line easement	
207	5.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
208	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.18	-	-	-	-	-	-	
209	3.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
210	8.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
211	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
212	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.08	-	-	-	-	-	-	
213	5.65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.26	-	-	-	-	-	-	
214	1.13	-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
215	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
216	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.04	-	-	-	-	-	-	
217	4.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
218	5.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUB-TOTAL	460.20	0.00	0.00	0.00	3.72	0.54	0.04	0.29	2.01	0.05	0.00	15.57	0.70	0.64	16.41	15.95	10.30	1.78	2.58	6.05	3.30	1.29	
Road Reserve																							
R01	2.46	2.15	-	-	-	-	-	-	0.31	-	-	-	-	-	-	-	-	-	-	-	-	-	
R02	0.13	-	0.13	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	
R03	0.15	-	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
R04	2.13	1.11	-	-	-	-	-	-	1.01	0.00	-	-	-	-	-	-	-	-	-	-	-	-	
R05	1.79	1.28	-	-	-	-	-	-	0.51	-	-	-	-	-	-	-	-	-	-	-	-	-	
R06	6.58	4.43	-	-	-	-	-	-	2.15	-	-	-	-	-	-	-	-	-	-	-	-	-	
R07	3.80	3.71	-	-	0.06	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	
R08	0.09	-	-	-	-	-	-	-	0.09	-	-	-	-	-	-	-	-	-	-	-	-	-	
R09	2.21	0.91	-	-	-	-	-	-	0.98	-	-	-	-	-	-	-	-	-	-	-	-	-	
R10	1.60	-	1.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
R11	2.21	1.99	-	-	-	-	-	-	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-	
R12	0.07	-	0.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
R13	0.07	-	0.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
R14	1.44	-	1.44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
R15	0.16	-	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.12	-	-	-	0.01	-	-	
R16	0.66	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.21	-	-	-	
R17	0.25	-	0.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
R18	0.89	-	0.81	-	-	-	-	-	-	-	-	-	-	-	-	0.08	-	-	-	-	-	-	
SUB-TOTAL	26.70	15.58	4.54	0.00	0.06	0.00	0.00	0.00	5.32	0.005	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.21	0.01	0.00	0.00	
Maiden Gully	486.90	15.58	4.54	0.00	3.78	0.54	0.04	0.29	7.33	0.05	0.00	15.57	0.70	0.64	16.41	16.15	10.30	1.78	2.79	6.06	3.30	1.29	

Other

				Credited Open Space		Other					Total Net Developable Area (Hectares)	Net Developable Area % of Property	Valuers 'Before' Area	Land Use	DCP TOTAL - Transport (Hectares)	DCP TOTAL - Residential Community and Recreation (Hectares)	DCP TOTAL - Drainage (Hectares)	DCP LAND - Total (Hectares)
Wetland/retarding basin and located on native vegetation conservation reserve	Utilities Easements	Coliban Water Land	Local Open Space located within existing road reserve	Local Sports Reserve (Clause 53.01)	Local Park (Clause 53.01 land)	Existing Developed Land	Crown Land	DELWP Land	Shared Path located on Crown Land	Shared Path located on Coliban Water Land								
-	-	-	-	-	-	-	-	-	-	-	5.07	100.00%	5.07	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.07	28.84%	0.07	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	3.38	100.00%	3.38	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	8.07	100.00%	8.07	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.39	100.00%	0.39	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.17	67.02%	0.17	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	3.39	60.04%	3.39	Residential	-	-	-	-
-	-	-	-	-	-	-	-	1.10	-	-	-	0.00%	1.13	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.22	100.00%	0.22	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	0.38	90.82%	0.38	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	4.24	100.00%	4.24	Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	5.10	100.00%	5.10	Residential	-	-	-	-
2.50	1.25	0.90	0.00	15.03	5.94	2.30	1.64	1.24	1.22	0.81	346.12	75.21%	421.34		6.27	0.70	10.30	17.28
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	0.31	-	-	0.31
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	0.01	-	-	0.01
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	1.01	-	-	1.01
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	0.51	-	-	0.51
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	2.15	-	-	2.15
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	0.09	-	-	0.09
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	0.09	-	-	0.09
-	-	-	0.32	-	-	-	-	-	-	-	-	0.00%		Residential	0.98	-	-	0.98
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	0.22	-	-	0.22
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	-	-	-	-
-	-	-	-	-	-	-	0.45	-	-	-	-	0.00%		Residential	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	0.00%		Residential	-	-	-	-
0.00	0.00	0.00	0.32	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00	0.00%			5.38	0.00	0.00	5.38
2.50	1.25	0.90	0.32	15.03	5.94	2.30	2.09	1.24	1.22	0.81	346.12	71.09%			11.65	0.70	10.30	22.65

# Appendix 2

## PROJECT COST SHEETS

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City of Greater Bendigo

MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Bracewell Street - Road Upgrade (Golf Links Road to Edge of DCP)  
PROJECT No. : RD-01

PROJECT TYPE:	Road	Land
Costing Source:	Tomkinsons Consultants - Aug 2020	Independent Valuer - 2020
Project Units:	1 Road Infrastructure	1,660 m2 Excl Crown land
Project Cost:	\$ 2,609,760 Jul-20	\$ 49,908 Jul-20
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ 2,609,760 Jul-20	\$ 49,908 Jul-20
Adopted DCP Figure:	\$ 2,609,760	\$ 49,908

Project Description	Bracewell Street - upgrade between Golf Links Road and eastern edge of DCP. Road length 775 lm and estimated cost is \$3,367 per lm. Bracewell Rd upgrade area of land required is 0.156ha.
Project Justification	This road upgrade has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required due the increased traffic volumes generated by the residential development of the Maiden Gully PSP area.
Project Trigger	As required by traffic/access demand.

Land Project

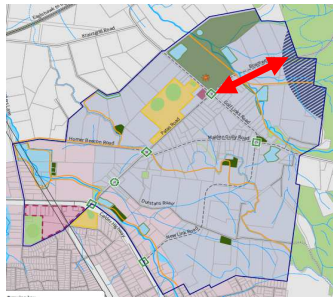
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
15 Bracewell St (116) - Unencumbered	various	372 m2	\$21.33	\$ 7,936
15 Bracewell St (139) - Unencumbered	various	61 m2	\$21.33	\$ 1,301
43 Bracewell St (153) - Unencumbered	various	525 m2	\$35.56	\$ 18,671
51 Bracewell St (175) - Unencumbered	various	245 m2	\$89.80	\$ 22,000
15 Bracewell St (116) - Encumbered Waterway	various	40 m2	\$0.00	\$ -
15 Bracewell St (139) - Encumbered Waterway	various	30 m2	\$0.00	\$ -
43 Bracewell St (153) - Encumbered Waterway	various	28 m2	\$0.00	\$ -
Maiden Gully Road - Crown Land (214)	various	359 m2	\$0.00	\$ -
Total Land		1,660		\$ 49,908

Construction Project

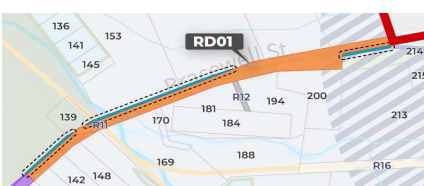
Item	Notes	Quantity	Unit	Rate	Cost
CONSTRUCTION WORKS					
Road and Earthworks	see notes	1	item	\$	1,185,800
Landscaping		1	item	\$	86,000
Drainage	see note 4	1	item	\$	271,200
Lighting	allow	1	item	\$	155,000
Electricity Trenching, Conduits etc.	NA			\$	-
Fill Dam	NA			\$	-
Pipe Water Supply Channel	NA			\$	-
Bridge/Creek Crossing	allow	1	item	\$	150,000
Tree Removal	see note 7 allow	1	item	\$	20,000
Asset Demolition/Alteration	see note 8 allow	1	item	\$	10,000
Modify Existing Authority Services	see note 3 allow	1	item	\$	100,000
Fencing	allow			\$	-
Remove Contaminated Soil	Assumes NA			\$	-
Sub-total				\$	1,978,000
COUNCIL CHARGES					
Supervision/Checking Fees	allow	1	item	\$	13,900
Drainage Levy	NA			\$	-
Water Quality	NA			\$	-
Land Aquisition	see note 11			\$	-
Planning Permit Application/Certification Fees	assume NA			\$	-
Sub-total				\$	13,900
PROFESSIONAL FEES					
Project Management/Supervision	see note 5	1	item	\$	49,500
Civil Engineering Design	see note 5	1	item	\$	59,400
Surveying		1	item	\$	30,000
Town Planning		1	item	\$	10,000
Geotechnical Report (if required)	see note 9 allow	1	item	\$	6,000
Flora & Fauna Report (if required)	see note 9 allow	1	item	\$	5,000
Cultural Heritage Initial Assessment (if required)	see note 10			\$	-
Contamination Report (if required)	assume NA			\$	-
Traffic Study (if required)	allow	1	item	\$	8,000
Acoustic Engineer Report (if required)	NA			\$	-
Vegetation Offset Contribution	see note 8 allow	1	item	\$	15,000
LUA	see note 12			\$	-
Sub-total				\$	182,900
PROJECT CONTINGENCY	allow 20%			20%	\$ 434,960
TOTAL (Excl. GST)				\$	2,609,760

For more detail regarding the above costing information please refer to complete concept design and costing package

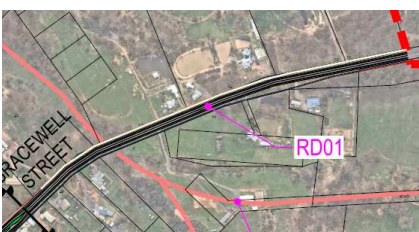
Locality Map



Land Map



Project Map(s)





City of Greater Bendigo

MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Maiden Gully Road - Road Upgrade (Patas Road to eastern boundary of DCP)  
PROJECT No. : RD-02

PROJECT TYPE:	Road		Land	
Costing Source:	Tomkinsons Consultants - Aug 2020			
Project Units:	1	Road Infrastructure	0.00	m2
Project Cost:	\$ 3,697,920	Jul-20	N/A	Jul-20
INDEX FACTOR	1.000	As per Indexation PPI	1.000	n/a
FINAL COST:	\$ 3,697,920	Jul-20	0.00	Jul-20
Adopted DCP Figure:	\$ 3,697,920		0.00	

Project Description	Maiden Gully Road - Upgrade between Patas Road and eastern boundary of DCP. Road length 960 lm, estimated cost is \$3,852 per lm
Project Justification	This road upgrade has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required due the increased traffic volumnes generated by the residential development of the Maiden Gully PSP area.
Project Trigger	As required by traffic/access demand.

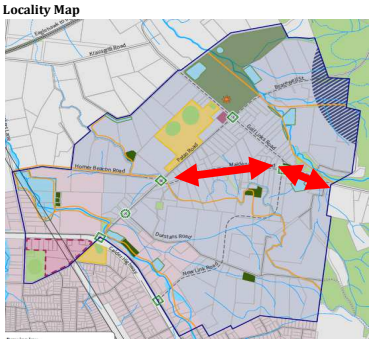
Land Project

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
N/A	-	m2	N/A	N/A

Construction Project

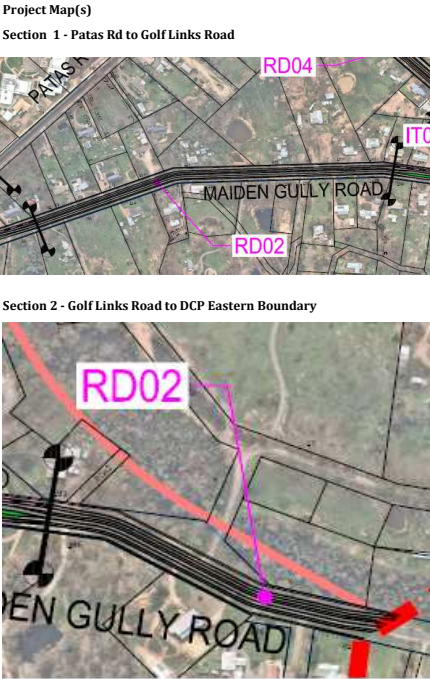
Item	Notes	Quantty	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Road and Earthworks	see notes	1	item	\$	1,430,400
Landscaping	see notes	1	item	\$	106,600
Drainage	see note 4	1	item	\$	262,500
Lighting	allow	1	item	\$	144,000
Shoulder Widening (External to DCP)	allow	1	item	\$	525,000
Electricity Trenching, Conduits etc.	NA			\$	-
Fill Dam	NA			\$	-
Pipe Water Supply Channel	allow			\$	-
Bridge/Creek Crossing	allow	1	item	\$	150,000
Tree Removal	see note 7 allow	1	item	\$	30,000
Asset Demolition/Alteration	see note 8 allow			\$	-
Modify Existing Authority Services	see note 3 allow	1	item	\$	150,000
Fencing	allow			\$	-
Remove Contaminated Soil	Assumes NA			\$	-
Sub-total				\$	2,798,500
<b>COUNCIL CHARGES</b>					
Supervision/Checking Fees	allow	1	item	\$	35,100
Drainage Levy	NA			\$	-
Water Quality	NA			\$	-
Land Aquisition	see note 11			\$	-
Planning Permit Application/Certification Fees	assume NA			\$	-
Sub-total				\$	35,100
<b>PROFESSIONAL FEES</b>					
Project Management/Supervision	see note 5	1	item	\$	70,000
Civil Engineering Design	see note 5	1	item	\$	84,000
Surveying		1	item	\$	35,000
Town Planning		1	item	\$	10,000
Geotechnical Report (if required)	see note 9 allow	1	item	\$	6,000
Flora & Fauna Report (if required)	see note 9 allow	1	item	\$	5,000
Cultural Heritage Initial Assessment (if required)	see note 10			\$	-
Contamination Report (if required)	assume NA			\$	-
Traffic Study (if required)	allow	1	item	\$	8,000
Acoustic Engineer Report (if required)	NA			\$	-
Vegetation Offset Contribution	see note 8 allow	1	item	\$	30,000
LUAA	see note 12			\$	-
Sub-total				\$	248,000
PROJECT CONTINGENCY	allow 20%	1	item	20%	\$ 616,320
<b>TOTAL (Excl. GST)</b>				<b>\$ 3,697,920</b>	

For more detail regarding the above costing information please refer to complete concept design and costing package



Land Map

N / A



City of Greater Bendigo  
**MAIDEN GULLY DCP COSTING PACKAGE**

DATE: 01-July-2020

**PROJECT NAME:** Golf Links Road - Road Upgrade (Hillcrest Road and Bracewell St)  
**PROJECT No. :** RD-03

<b>PROJECT TYPE:</b>	Road	Land
<b>Costing Source:</b>	Tomkinsons Consultants - Aug 2020	
<b>Project Units:</b>	1 Road Infrastructure	0.00 m2
<b>Project Cost:</b>	\$ 1,438,680 Jul-20	N/A Jul-20
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 1,438,680 Jul-20	0.00 Jul-20
<b>Adopted DCP Figure:</b>	\$ 1,438,680	0.00

<b>Project Description</b>	Golf Links Road - upgrade between Hillcrest Road and Bracewell St (IN-05). Road length 440 lm, estimated cost is \$3,270 per lm
<b>Project Justification</b>	This road upgrade has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required due the increased traffic volumes generated by the residential development of the Maiden Gully PSP area.
<b>Project Trigger</b>	As required by traffic/access demand.

**Land Project**

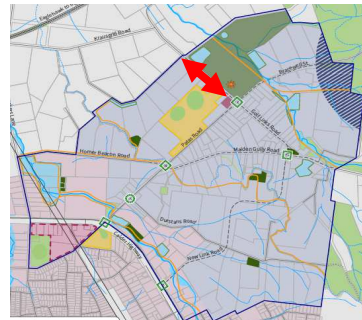
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
N/A	-	m2	N/A	N/A

**Construction Project**

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Road and Earthworks	see notes	1	item	\$	655,600
Landscaping	see notes	1	item	\$	48,800
Drainage	see note 4	1	item	\$	128,000
Lighting	allow	1	item	\$	88,000
Electricity Trenching, Conduits etc.	NA			\$	-
Fill Dam	NA			\$	-
Pipe Water Supply Channel	allow			\$	-
Bridge/Creek Crossing	allow			\$	-
Tree Removal	see note 7 allow	1	item	\$	10,000
Asset Demolition/Alteration	see note 8 allow	1	item	\$	20,000
Modify Existing Authority Services	see note 3 allow	1	item	\$	100,000
Fencing	allow			\$	-
Remove Contaminated Soil	Assumes NA			\$	-
Sub-total				\$	1,050,400
<b>COUNCIL CHARGES</b>					
Supervision/Checking Fees	allow	1	item	\$	27,100
Drainage Levy	NA			\$	-
Water Quality	NA			\$	-
Land Aquisition	see note 11			\$	-
Planning Permit					
Application/Certification Fees	assume NA			\$	-
Sub-total				\$	27,100
<b>PROFESSIONAL FEES</b>					
Project Management/Supervision	see note 5	1	item	\$	26,300
Civil Engineering Design	see note 5	1	item	\$	31,600
Surveying		1	item	\$	22,000
Town Planning		1	item	\$	7,500
Geotechnical Report (if required)	see note 9 allow	1	item	\$	6,000
Flora & Fauna Report (if required)	see note 9 allow	1	item	\$	5,000
Cultural Heritage Initial Assessment (if required)	see note 10			\$	-
Contamination Report (if required)	assume NA			\$	-
Traffic Study (if required)	allow	1	item	\$	8,000
Acoustic Engineer Report (if required)	NA			\$	-
Vegetation Offset Contribution	see note 8 allow	1	item	\$	15,000
LUA	see note 12			\$	
Sub-total				\$	121,400
<b>PROJECT CONTINGENCY</b>	allow 20%	1	item	20%	\$ 239,780
<b>TOTAL (Excl. GST)</b>				<b>\$</b>	<b>1,438,680</b>

For more detail regarding the above costing information please refer to complete concept design and costing package

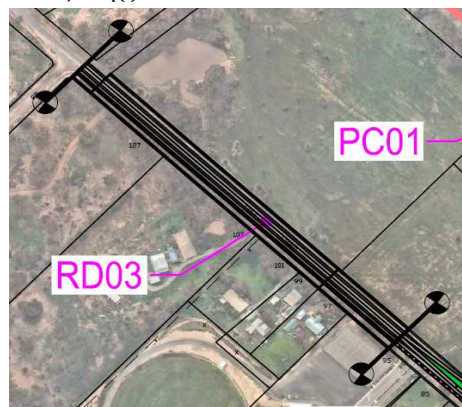
Locality Map



Land Map

N/A

Project Map(s)



City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Golf Links Road - Road Upgrade (Maiden Gully Road to Bracewell St)  
PROJECT No. : RD-04

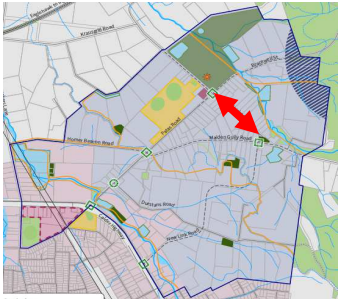
PROJECT TYPE:	Road		Land	
Costing Source:	Tomkinsons Consultants - Aug 2020			
Project Units:	1	Road Infrastructure	0.00	m2
Project Cost:	\$ 989,160	Jul-20	N/A	Jul-20
INDEX FACTOR	1.000	As per Indexation PPI	1.000	n/a
FINAL COST:	\$ 989,160	Jul-20	0.00	Jul-20
Adopted DCP Figure:	\$ 989,160		0.00	

Project Description	Golf Links Road - upgrade between Maiden Gully Road to Bracewell (IT03 and IT05). Road length 290 lm, estimated cost is \$3,411 per lm
Project Justification	This road upgrade has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required due the increased traffic volumes generated by the residential development of the Maiden Gully PSP area.
Project Trigger	As required by traffic/access demand.

Land Project

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
N/A	-	m2	N/A	N/A

Locality Map



Land Map

N / A

Construction Project

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Road and Earthworks	see notes	1	item	\$	482,100
Landscaping	see notes	1	item	\$	32,200
Drainage	see note 4	1	item	\$	101,700
Lighting	allow	1	item	\$	58,000
Electricity Trenching, Conduits etc.	NA			\$	-
Fill Dam	NA			\$	-
Pipe Water Supply Channel	allow			\$	-
Bridge/Creek Crossing	allow			\$	-
Tree Removal	see note 7 allow	1	item	\$	10,000
Asset Demolition/Alteration	see note 8 allow			\$	-
Modify Existing Authority Services	see note 3 allow	1	item	\$	29,000
Fencing	allow			\$	-
Remove Contaminated Soil	Assumes NA			\$	-
Sub-total				\$	713,000
<b>COUNCIL CHARGES</b>					
Supervision/Checking Fees	allow	1	item	\$	20,000
Drainage Levy	NA			\$	-
Water Quality	NA			\$	-
Land Aquisition	see note 11			\$	-
Planning Permit					
Application/Certification Fees	assume NA			\$	-
Sub-total				\$	20,000
<b>PROFESSIONAL FEES</b>					
Project Management/Supervision	see note 5	1	item	\$	17,900
Civil Engineering Design	see note 5	1	item	\$	21,400
Surveying		1	item	\$	15,000
Town Planning		1	item	\$	3,000
Geotechnical Report (if required)	see note 9 allow	1	item	\$	6,000
Flora & Fauna Report (if required)	see note 9 allow	1	item	\$	5,000
Cultural Heritage Initial Assessment (if required)	see note 10			\$	-
Contamination Report (if required)	assume NA			\$	-
Traffic Study (if required)	allow	1	item	\$	8,000
Acoustic Engineer Report (if required)	NA			\$	-
Vegetation Offset Contribution	see note 8 allow	1	item	\$	15,000
LUAA	see note 12			\$	-
Sub-total				\$	91,300
PROJECT CONTINGENCY	allow 20%	1	item	20%	\$ 164,860
<b>TOTAL (Excl. GST)</b>				\$	989,160

Project Map(s)



For more detail regarding the above costing information please refer to complete concept design and costing package

City of Greater Bendigo

MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-july-2020

PROJECT NAME: New Link Road - Construction

PROJECT No. : RD-05

PROJECT TYPE:	Road		Land	
Costing Source:	Tomkinsons Consultants - Aug 2020		Independent Valuer - 2020	
Project Units:	1	Road Infrastructure	37,494	m2
Project Cost:	\$ 4,563,180	Jul-20	\$ 1,359,410	Jul-20
INDEX FACTOR	1.000	As per Indexation PPI	1.000	n/a
FINAL COST:	\$ 4,563,180	Jul-20	\$ 1,359,410	Jul-20
Adopted DCP Figure:	\$ 4,563,180		\$ 1,359,410	

Project Description	New link road - construction of new 28m wide collector road between IN02 and IN04. Road length 1,365 lm, estimated cost \$3,343 per lm. Total area of land required is 3.76ha.
Project Justification	This road upgrade has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required due the increased traffic volumes generated by the residential development of the Maiden Gully PSP area.
Project Trigger	As required by traffic/access demand.

Land Project

Location	Dimensions	Area		Valuation Rate (\$/m2)	Value
82 Durstons Road (78)	varies	1,863	m2	\$ 28.61	\$ 53,300
88 Durstons Road (91)	varies	7,437	m2	\$ 36.71	\$ 273,000
95 Durstons Road (112)	varies	12,616	m2	\$ 39.55	\$ 499,000
132 Maiden Gully Road (128)	varies	4,163	m2	\$ 48.76	\$ 203,000
164 Maiden Gully Road (154)	varies	3,831	m2	\$ 24.80	\$ 95,000
168 Maiden Gully Road (171)	varies	7,122	m2	\$ 31.98	\$ 227,762
170 Maiden Gully Road (178)	varies	182	m2	\$ 45.87	\$ 8,348
Coliban Waterrace (150)	varies	280	m2	\$ -	\$ -
Total Land		37,494		\$	1,359,410

Construction Project

Item	Notes	Quantity	Unit	Rate	Cost
CONSTRUCTION WORKS					
Road and Earthworks	see notes	1	item	\$	2,183,900
Landscaping	see notes	1	item	\$	151,500
Drainage	see note 4	1	item	\$	370,900
Lighting	allow	1	item	\$	204,750
Electricity Trenching, Conduits etc.	NA			\$	-
Fill Dam	NA	1	item	\$	200,000
Pipe Water Supply Channel	allow			\$	-
Tree Removal	see note 7 allow	1	item	\$	60,000
Asset Demolition/Alteration	see note 8 allow	1	item	\$	10,000
Modify Existing Authority Services	see note 3 allow	1	item	\$	200,000
Fencing	allow			\$	-
Remove Contaminated Soil	Assumes NA			\$	-
Sub-total				\$	3,381,050

COUNCIL CHARGES

Supervision/Checking Fees	allow	1	item	\$	94,500
Drainage Levy	NA			\$	-
Water Quality	NA			\$	-
Land Aquisition	see note 11			\$	-
Planning Permit					
Application/Certification Fees	assume NA			\$	-
Sub-total				\$	94,500

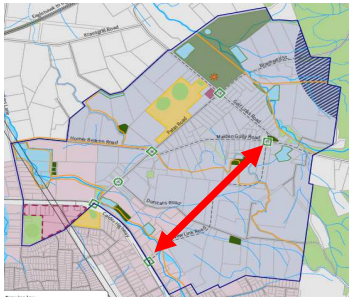
PROFESSIONAL FEES

Project Management/Supervision	see note 5	1	item	\$	84,600
Civil Engineering Design	see note 5	1	item	\$	101,500
Surveying		1	item	\$	68,000
Town Planning		1	item	\$	15,000
Geotechnical Report (if required)	see note 9 allow	1	item	\$	15,000
Flora & Fauna Report (if required)	see note 9 allow	1	item	\$	5,000
Cultural Heritage Initial Assessment (if required)	see note 10			\$	-
Contamination Report (if required)	assume NA			\$	-
Traffic Study (if required)	allow	1	item	\$	8,000
Acoustic Engineer Report (if required)	NA			\$	-
Vegetation Offset Contribution	see note 8 allow	1	item	\$	30,000
LJAA	see note 12			\$	-
Sub-total				\$	327,100

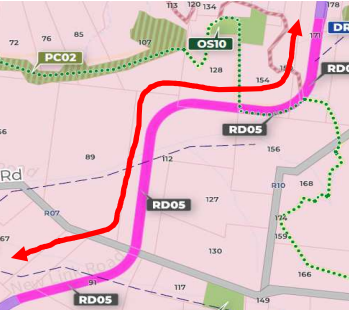
PROJECT CONTINGENCY	allow 20%	1	item	20%	\$ 760,530
TOTAL (Excl. GST)				\$	4,563,180

For more detail regarding the above costing information please refer to complete concept design and costing package

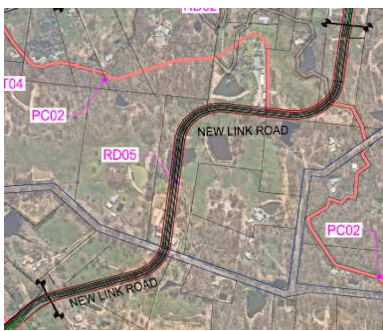
Locality Map



Land Map



Project Map(s)



City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Patas Road - Road Widening (Land)  
PROJECT No. : RD-06

PROJECT TYPE:		Land
Costing Source:		Independent Valuer - 2020
Project Units:		636 m2
Project Cost:	\$ - Jul-20	\$ 38,605 Jul-20
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ - Jul-20	\$ 38,605 Jul-20
Adopted DCP Figure:	\$ -	\$ 38,605

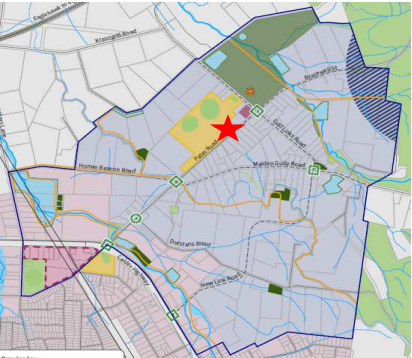
Project Description	Patas Road Road - widening required from frontage of property 95. Total area of 0.06 hectares of land is required.
Project Justification	This road upgrade has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required due the increased traffic volumnes generated by the residential development of the Maiden Gully PSP area.
Project Trigger	As required by traffic/access demand.

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
81 Patas Road (95)	-	636 m2	\$60.70	\$ 38,605

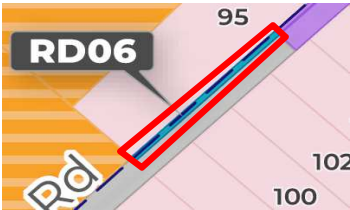
Item	Notes	Quantty	Unit	Rate	Cost
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N/A

Locality Map



Land Map



Project Map(s)

N/A



City of Greater Bendigo

MAIDEN GULLY DCP COSTING PACKAGE

DATE:

01-July-2020

PROJECT NAME: Homer Beacon Road - Road Realignment (Land)

PROJECT No. : RD-07

PROJECT TYPE:		Land
Costing Source:		Independent Valuer - 2020
Project Units:		1,482 m2
Project Cost:	\$ - Jul-20	\$ 93,201 Jul-20
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ - Jul-20	\$ 93,201 Jul-20
Adopted DCP Figure:	\$ -	\$ 93,201

Project Description	Homer Beacon Road - land required for realignment of road due to existing reservation being encumbered by drainage. Total area of 0.37 hectares of land is required.
Project Justification	This road upgrade has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required due the increased traffic volumes generated by the residential development of the Maiden Gully PSP area.
Project Trigger	As required by traffic/access demand.

Land Project

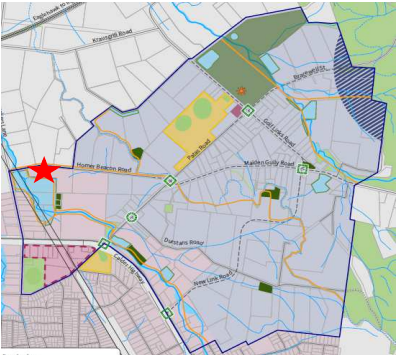
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
89 Homer Beacon Rd (13)	-	1,482 m2	\$25.21	\$37,361
89 Homer Beacon Rd (3)	-	2,215 m2	\$25.21	\$55,840
Total Land		3,697		\$93,201

Construction Project

Item	Notes	Quantty	Unit	Rate	Cost
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N/A

Locality Map



Land Map



Project Map(s)

N/A

City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

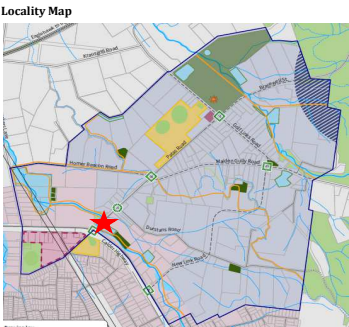
PROJECT NAME: Maiden Gully Road - Road Widening (Land)  
PROJECT No. : RD-08

PROJECT TYPE:	Land	
Costing Source:	Independent Valuer - 2020	
Project Units:	1	512 m2 Ecl. Crown Land
Project Cost:	\$ - Jul-20	\$ 18,483 Jul-20
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ - Jul-20	\$ 18,483 Jul-20
Adopted DCP Figure:	\$ -	\$ 18,483

Project Description	Maiden Gully Road - road widening at western end of Maiden Gully Road adjacent to Calder Highway. Total area of 0.05 hectares of land is required.
Project Justification	This road upgrade has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required due to the increased traffic volumes generated by the residential development of the Maiden Gully PSP area.
Project Trigger	As required by traffic/access demand.

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
680 Calder Hwy (29) - Unencumbered	varies	147 m2	\$ 44.10	\$ 6,483
680 Calder Hwy (29) - Encumbered Waterway	varies	185 m2	\$ -	\$ -
708 Maiden Gully Rd (17) - Unencumbered	varies	53 m2	\$ 227.27	\$ 12,000
708 Maiden Gully Rd (17) - Encumbered Waterway	varies	39 m2	\$ -	\$ -
5 Maiden Gully Rd (19) - Crown Land	varies	88 m2	\$ -	\$ -
Total Land		512 m2		\$ 18,483

Item	Notes	Quantity	Unit	Rate	Cost
		N/A			



Project Map(s)

N/A

TOTAL (Excl. GST)	\$ 10,012,780
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PRELIMINARY DEVELOPMENT COST ESTIMATE  
SUPPORTING NOTES

City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Calder Highway / New Link Road - Construction of Interim Intersection.  
PROJECT No. : IN-01- Interim

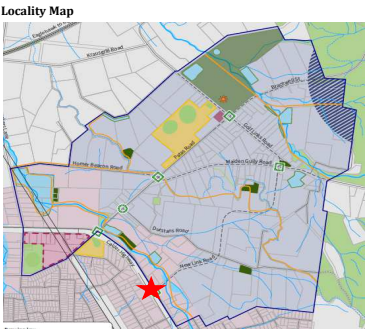
PROJECT TYPE:	Intersection	Land
Costing Source:	Tomkinsons Consultants - June 2020	Independent Valuer - 2020
Project Units:	1	9,782 m2
Project Cost:	\$ 3,091,560 Jul-20	\$ 226,675 Jul-20
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ 3,091,560 Jul-20	\$ 226,675 Jul-20
Adopted DCP Figure:	\$ 3,091,560	\$ 226,675

Project Description	Calder Highway and New Link Road - Construction of Interim intersection. Calder Highway and New Link Road - Land area of 0.98ha required for interim intersection and ultimate signalised intersection.
Project Justification	This intersection has been identified within the Traffic Impact Assessment Report (TIA, 2015) and is required to due the upgrade of the local road network and increased traffic volumes which is triggered by the residential development of the Maiden Gully FSP area.
Project Trigger	As required by traffic/access demand.

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
638 Calder Hwy (55) - Unencumbered	-	6 m2	\$ 833.33	\$ 5,000
82 Durston Rd (78) - Unencumbered	-	2,680 m2	\$ 28.61	\$ 76,675
626 Calder Hwy (60) Unencumbered	-	4,844 m2	\$ 29.93	\$ 145,000
626 Calder Hwy (60) Encumbered Waterway	-	2,252 m2	\$ -	\$ -
Total Land		9,782 m2		\$ 226,675

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Road and Earthworks	see note	1	item	\$	1,310,000
Drainage	see note 6	1	item	\$	115,000
Culvert Creek Crossing	allow	1	item	\$	350,000
Lighting	allow	1	item	\$	150,000
Installation of Traffic Signals & associated works	allow			\$	-
Asset Demolition/Relocation	allow	1	item	\$	10,000
Tree Removal	see note 8 or allow	1	item	\$	15,000
Modify Existing Authority Services	see note 4 allow	1	item	\$	200,000
Fencing	allow	1	item	\$	6,900
Remove Contaminated Soil	Assumes NA			\$	-
Traffic Management	allow	1	item	\$	150,000
Sub-total				\$	2,306,900
<b>COUNCIL CHARGES</b>					
Supervision/Checking Fees	allow	1	item	\$	14,400
Drainage Levy	NA			\$	-
Water Quality	Assumes NA			\$	-
Land Acquisition	see note 3			\$	-
Planning Permit Application/Certification Fees	Assumes NA			\$	-
Sub-total				\$	14,400
<b>PROFESSIONAL FEES</b>					
Project Management/Supervision	see note 10	1	item	\$	57,700
Civil Engineering Design	see note 10	1	item	\$	69,300
Surveying		1	item	\$	15,000
Town Planning		1	item	\$	10,000
Geotechnical Report (if required)	see note 7 allow	1	item	\$	10,000
Flora & Fauna Report (if required)	see note 7/8 allow	1	item	\$	3,000
Cultural Heritage Initial Assessment (if required)	see note 9			\$	-
Traffic Engineer (if required)	see note 7 allow	1	item	\$	30,000
Structural Engineer Report (if required)	NA			\$	-
Acoustic Engineer Report (if required)	NA			\$	-
Vicroads Fees	allow	1	item	\$	30,000
Vegetation Offset Contribution LUAA	see note 8 allow see note 11	1	item	\$	30,000
Sub-total				\$	255,000
PROJECT CONTINGENCY	allow 20%	1	item	20%	\$ 515,260
<b>TOTAL (Excl. GST)</b>				<b>\$ 3,091,560</b>	

For more detail regarding the above costing information please refer to complete concept design and costing package





City of Greater Bendigo

MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Calder Highway / New Link Road - Construction of Ultimate Signalised Intersection.  
PROJECT No. : IN-01 - Ultimate

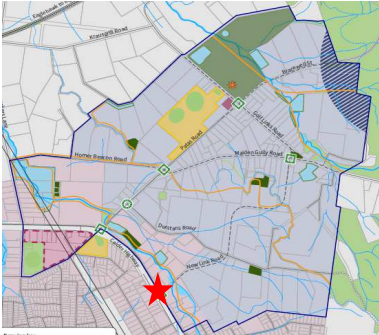
PROJECT TYPE:	Intersection		Land	
Costing Source:	Tomkinsons Consultants - June 2020			
Project Units:	1		-	m2
Project Cost:	\$ 7,508,040	Jul-20	N/A	Jul-20
INDEX FACTOR	1.000	As per Indexation PPI	1.000	n/a
FINAL COST:	\$ 7,508,040	Jul-20	\$ -	Jul-20
Adopted DCP Figure:	\$ 7,508,040		\$ -	

Project Description	Calder Highway and New Link Road - Construction of Ultimate signalised intersection.
Project Justification	This intersection has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required to due the upgrade of the local road network and increased traffic volumes which is triggered by the residential development of the Maiden Gully PSP area.
Project Trigger	As required by traffic/access demand.

Land Project

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
N/A	-	m2	N/A	N/A

Locality Map



Land Map

N/A

Construction Project

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Road and Earthworks	see note	1	item	\$	3,900,000
Drainage	see note 6	1	item	\$	269,000
Culvert Creek Crossing Extension	allow	1	item	\$	150,000
Lighting	allow	1	item	\$	300,000
Installation of Traffic Signals & associated works	allow	1	item	\$	240,000
Asset Demolition/Relocation	allow	1	item	\$	10,000
Tree Removal	see note 8 or allow	1	item	\$	40,000
Modify Existing Authority Services	see note 4 allow	1	item	\$	400,000
Fencing	allow	1	item	\$	6,900
Remove Contaminated Soil	Assumes NA			\$	-
Traffic Management	allow	1	item	\$	200,000
Sub-total				\$	5,515,900
<b>COUNCIL CHARGES</b>					
Supervision/Checking Fees	allow	1	item	\$	40,400
Drainage Levy	NA			\$	-
Water Quality	Assumes NA			\$	-
Land Acquisition	see note 3			\$	-
Planning Permit Application/Certification Fees	Assumes NA			\$	-
Sub-total				\$	40,400
<b>PROFESSIONAL FEES</b>					
Project Management/Supervision	see note 10	1	item	\$	137,900
Civil Engineering Design	see note 10	1	item	\$	165,500
Surveying		1	item	\$	20,000
Town Planning		1	item	\$	10,000
Geotechnical Report (if required)	see note 7 allow	1	item	\$	10,000
Flora & Fauna Report (if required)	see note 7/8 allow	1	item	\$	3,000
Cultural Heritage Initial Assessment (if required)	see note 9			\$	-
Traffic Engineer (if required)	see note 7 allow	1	item	\$	30,000
Structural Engineer Report (if required)	NA			\$	-
Acoustic Engineer Report (if required)	NA			\$	-
Vicroads Fees	allow	1	item	\$	200,000
Vegetation Offset Contribution	see note 8 allow	1	item	\$	60,000
LUAA	see note 11			\$	-
Sub-total		1	item	\$	636,400
PROJECT CONTINGENCY	allow 20%	1	item	20%	\$ 1,238,540
TOTAL (Excl. GST)				\$	7,431,240

Project Map(s)



For more detail regarding the above costing information please refer to complete concept design and costing package

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Maiden Gully Road / Durstons Road - Construction of Roundabout  
**PROJECT No. :** IT-02

<b>PROJECT TYPE:</b>	Intersection	Land
<b>Costing Source:</b>	Tomkinson's Consultants - June 2020	Independent Valuer - 2020
<b>Project Units:</b>	1	769 m2
<b>Project Cost:</b>	\$ 812,520 Jul-20	\$ 72,000 Jul-20
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 812,520 Jul-20	\$ 72,000 Jul-20
<b>Adopted DCP Figure:</b>	\$ 812,520	\$ 72,000

<b>Project Description</b>	Maiden Gully Road and Durstons Road - Construction of roundabout at intersection. Maiden Gully Road and Durstons Road - Land area of 0.08ha required for roundabout at intersection.
<b>Project Justification</b>	This intersection has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required to due the upgrade of the local road network and increased traffic volumes which is triggered by the residential development of the Maiden Gully PSP area.
<b>Project Trigger</b>	As required by traffic/access demand.

## Land Project

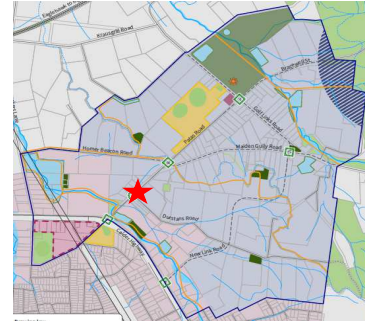
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
29 Maiden Gully Road (22)	-	244 m2	\$135.25	\$ 33,000
33 Maiden Gully Road (24)	-	302 m2	\$33.11	\$ 10,000
35 Maiden Gully Road (26)	-	223 m2	\$130.04	\$ 29,000
<b>Total Land</b>		<b>769 m2</b>		<b>\$ 72,000</b>

## Construction Project

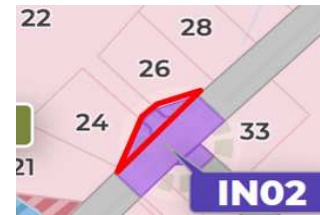
Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Road and Earthworks	see note	1	item	\$	340,000
Drainage	see note 6	1	item	\$	39,000
Lighting	allow	1	item	\$	30,000
Installation of Traffic Signals & associated works	allow			\$	-
Asset Demolition/Relocation	allow	1	item	\$	10,000
Tree Removal	see note 8 or allow	1	item	\$	5,000
Modify Existing Authority Services	see note 4 allow	1	item	\$	100,000
Fencing	allow	1	item	\$	1,800
Remove Contaminated Soil	Assumes NA			\$	-
Traffic Management	allow	1	item	\$	45,000
Sub-total				\$	570,800
<b>COUNCIL CHARGES</b>					
Supervision/Checking Fees	allow	1	item	\$	13,300
Drainage Levy	NA			\$	-
Water Quality	Assumes NA			\$	-
Land Acquisition	see note 3			\$	-
Planning Permit Application/Certification Fees	Assumes NA			\$	-
Sub-total				\$	13,300
<b>PROFESSIONAL FEES</b>					
Project Management/Supervision		1	item	\$	20,000
Civil Engineering Design		1	item	\$	25,000
Surveying		1	item	\$	10,000
Town Planning		1	item	\$	5,000
Geotechnical Report (if required)	see note 7 allow	1	item	\$	5,000
Flora & Fauna Report (if required)	see note 7/8 allow	1	item	\$	3,000
Cultural Heritage Initial Assessment (if required)	see note 9			\$	-
Traffic Engineer (if required)	see note 7 allow	1	item	\$	5,000
Structural Engineer Report (if required)	NA			\$	-
Acoustic Engineer Report (if required)	NA			\$	-
Vicroads Fees	NA			\$	-
Vegetation Offset Contribution LUAA	see note 8 allow	1	item	\$	20,000
	see note 11			\$	-
Sub-total		1	item	\$	93,000
<b>PROJECT CONTINGENCY</b>	allow 20%	1	item	20%	\$ 135,420
<b>TOTAL (Excl. GST)</b>				<b>\$</b>	<b>812,520</b>

For more detail regarding the above costing information please refer to complete concept design and costing package

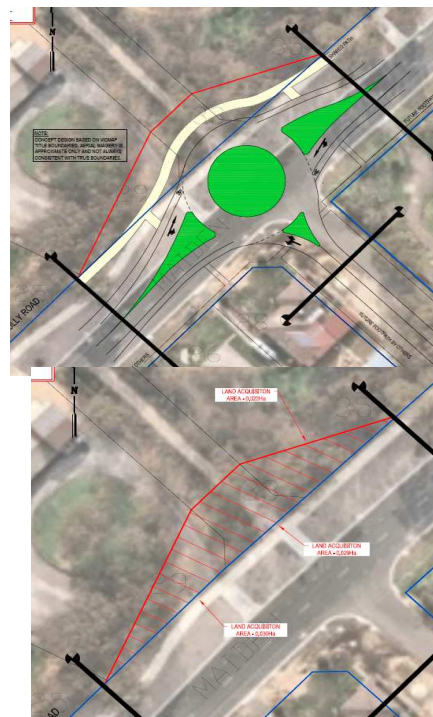
Locality Map



Land Map



Project Map(s)



City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-july-2020

PROJECT NAME: Maiden Gully Road / New Link Road / Golf Links Road - Construction of Signalised Intersection.  
PROJECT No. : IN-03

PROJECT TYPE:	Intersection	Land
Costing Source:	Tomkinsons Consultants - June 2020	Independent Valuer - 2020
Project Units:	1	6,880 m2
Project Cost:	\$ 3,468,600 Jul-20	\$ 257,940 Jul-20
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ 3,468,600 Jul-20	\$ 257,940 Jul-20
Adopted DCP Figure:	\$ 3,468,600	\$ 257,940

Project Description	Maiden Gully Road, New Link Road and Golf Links Road - Construction of signalised intersection. Maiden Gully Road, New Link Road and Golf Links Road - Land area of 0.69ha required for signalised intersection.
Project Justification	This intersection has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required to due the upgrade of the local road network and increased traffic volumes which is triggered by the residential development of the Maiden Gully PSP area.
Project Trigger	As required by traffic/access demand.

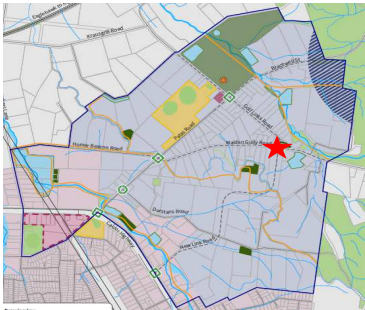
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
165 Maiden Gully Rd (176)	~ 65 x 28m	1,765 m2	\$43.06	\$ 76,000
170 Maiden Gully Road (178)	-	1,322 m2	\$45.87	\$ 60,640
168 Maiden Gully Rd (171)	-	3,793 m2	\$31.98	\$ 121,300
Total Land		6,880 m2		\$ 257,940

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Road and Earthworks	see note				\$1,810,000
Drainage	see note 6				\$186,000
Lighting	allow				\$75,000
Installation of Traffic Signals & associated works	allow				\$220,000
Asset Demolition/Relocation	allow				\$20,000
Tree Removal	see note 8 or allow				\$40,000
Modify Existing Authority Services	see note 4 allow				\$50,000
Fencing	allow				\$14,300
Remove Contaminated Soil	Assumes NA				\$0
Traffic Management	allow				\$50,000
Sub-total					\$2,465,300

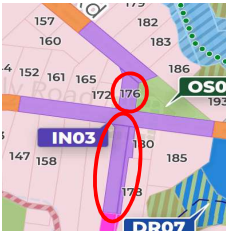
<b>COUNCIL CHARGES</b>					
Supervision/Checking Fees	allow				\$74,500
Drainage Levy	NA				\$0
Water Quality	Assumes NA				\$0
Land Acquisition	see note 3				\$0
Planning Permit Application/Certification Fees	Assumes NA				\$0
Sub-total					\$74,500

<b>PROFESSIONAL FEES</b>					
Project Management/Supervision	see note 10				\$61,700
Civil Engineering Design	see note 10				\$74,000
Surveying					\$20,000
Town Planning					\$10,000
Geotechnical Report (if required)	see note 7 allow				\$10,000
Flora & Fauna Report (if required)	see note 7/8 allow				\$5,000
Cultural Heritage Initial Assessment (if required)	see note 9				\$0
Traffic Engineer (if required)	see note 7 allow				\$30,000
Structural Engineer Report (if required)	NA				\$0
Acoustic Engineer Report (if required)	NA				\$0
Vicroads Fees	allow				\$100,000
Vegetation Offset Contribution	see note 8 allow				\$40,000
LUA	see note 11				\$0
Sub-total					\$350,700
PROJECT CONTINGENCY	allow 20%				\$578,100
<b>TOTAL (Excl. GST)</b>				<b>\$</b>	<b>3,468,600</b>

Locality Map



Land Map



Project Map(s)



For more detail regarding the above costing information please refer to complete concept design and costing package



City of Greater Bendigo  
**MAIDEN GULLY DCP COSTING PACKAGE**

DATE: 01-July-2020

**PROJECT NAME:** Maiden Gully Road, Patas Road and Homer Beacon Road - Construction of Signalised Intersection.  
**PROJECT No. :** IN-04

<b>PROJECT TYPE:</b>	Intersection	Land
<b>Costing Source:</b>	Tomkins Consultants - June 2020	Independent Valuer - 2020
<b>Project Units:</b>	1	3,841 m2
<b>Project Cost:</b>	\$ 3,836,520 Jul-20	\$ 110,000 Jul-20
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 3,836,520 Jul-20	\$ 110,000 Jul-20
<b>Adopted DCP Figure:</b>	\$ 3,836,520	\$ 110,000

<b>Project Description</b>	Maiden Gully Road, Patas Road and Homer Beacon Road - Construction of signalised intersection. A land area of 0.38ha is required for the new signalised intersection
<b>Project Justification</b>	This intersection has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required to due the upgrade of the local road network and increased traffic volumes which is triggered by the residential development of the Maiden Gully PSP area.
<b>Project Trigger</b>	As required by traffic/access demand.

**Land Project**

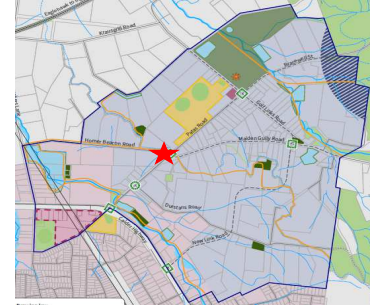
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
17 Homer Beacon Rd (36)	-	1,036 m2	\$34.75	\$ 36,000
75 Maiden Gully Rd (56)	-	2,325 m2	\$31.83	\$ 74,000
Crown / Coliban Water (27)	-	480 m2	\$0.00	\$ -
<b>Total Land</b>		<b>3,841 m2</b>		<b>\$ 110,000</b>

**Construction Project**

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Road and Earthworks	see note	1	item	\$	1,940,000
Drainage	see note 6	1	item	\$	187,000
Lighting	allow	1	item	\$	75,000
Installation of Traffic Signals & associated works	allow	1	item	\$	220,000
Asset Demolition/Relocation	allow	1	item	\$	10,000
Tree Removal	see note 8 or allow	1	item	\$	15,000
Modify Existing Authority Services	see note 4 allow	1	item	\$	250,000
Fencing	allow	1	item	\$	14,400
Remove Contaminated Soil	Assumes NA			\$	-
Traffic Management	allow	1	item	\$	50,000
Sub-total				\$	<b>2,761,400</b>
<b>COUNCIL CHARGES</b>					
Supervision/Checking Fees	allow	1	item	\$	78,700
Drainage Levy	NA			\$	-
Water Quality	Assumes NA			\$	-
Land Acquisition	see note 3			\$	-
Planning Permit Application/Certification Fees	Assumes NA			\$	-
Sub-total				\$	<b>78,700</b>
<b>PROFESSIONAL FEES</b>					
Project Management/Supervision	see note 10	1	item	\$	69,100
Civil Engineering Design	see note 10	1	item	\$	82,900
Surveying		1	item	\$	15,000
Town Planning		1	item	\$	10,000
Geotechnical Report (if required)	see note 7 allow	1	item	\$	10,000
Flora & Fauna Report (if required)	see note 7/8 allow	1	item	\$	5,000
Cultural Heritage Initial Assessment (if required)	see note 9	1	item	\$	-
Traffic Engineer (if required)	see note 7 allow	1	item	\$	25,000
Structural Engineer Report (if required)	NA			\$	-
Acoustic Engineer Report (if required)	NA			\$	-
Vicroads Fees	see note 12 allow	1	item	\$	100,000
Vegetation Offset Contribution LUAA	see note 8 allow see note 11	1	item	\$	40,000
Sub-total				\$	<b>357,000</b>
<b>PROJECT CONTINGENCY</b>	allow 20%	1	item	20%	<b>\$ 639,420</b>
<b>TOTAL (Excl. GST)</b>				<b>\$</b>	<b>3,836,520</b>

For more detail regarding the above costing information please refer to complete concept design and costing package

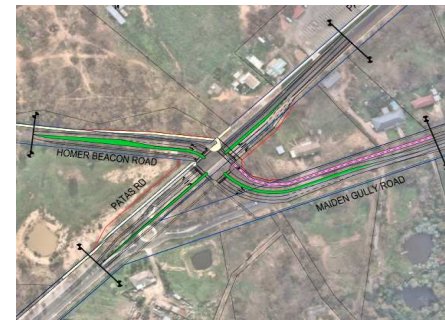
**Locality Map**



**Land Map**



**Project Map(s)**



City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Patas Road / Golf Links Road / Bracewell Street - Construction of Signalised Intersection.  
PROJECT No. : IN-05

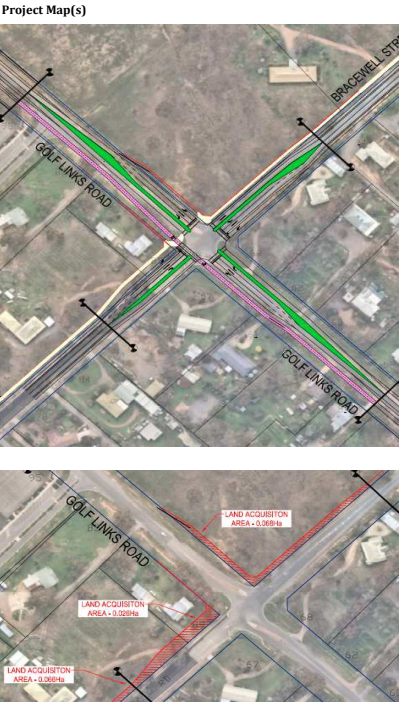
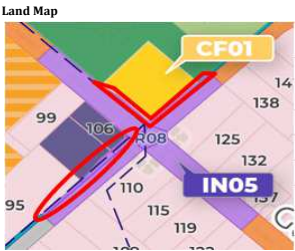
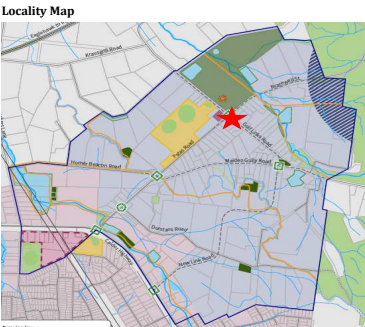
PROJECT TYPE:	Intersection	Land
Costing Source:	Tomkinsons Consultants - June 2020	Independent Valuer - 2020
Project Units:	1	1,603 m2
Project Cost:	\$ 3,249,600 Jul-20	\$ 105,238 Jul-20
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ 3,249,600 Jul-20	\$ 105,238 Jul-20
Adopted DCP Figure:	\$ 3,249,600	\$ 105,238

Project Description	Patas Road, Golf Links Road and Bracewell Street - Construction of signalised intersection. A land area of 0.16ha is required for the new signalised intersection.
Project Justification	This intersection has been identified within the Traffic Impact Assessment Report (GTA, 2015) and is required to due the upgrade of the local road network and increased traffic volumes which is triggered by the residential development of the Maiden Gully PSP area.
Project Trigger	As required by traffic/access demand.

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
15 Bracewell Rd (116)	varies	677 m2	\$36.65	\$24,812
81 Patas Rd (95)	varies	666 m2	\$60.70	\$40,426
89 Patas (106)	varies	260 m2	\$153.85	\$40,000
Total Land		1,603 m2		\$ 105,238

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Road and Earthworks	see note	1	item		\$1,550,000
Drainage	see note 6	1	item		\$162,000
Lighting	allow	1	item		\$75,000
Installation of Traffic Signals & associated works	allow	1	item		\$200,000
Asset Demolition/Relocation	allow	1	item		\$15,000
Tree Removal	see note 8 or allow	1	item		\$15,000
Modify Existing Authority Services	see note 4 allow	1	item		\$250,000
Fencing	allow	1	item		\$8,400
Remove Contaminated Soil	Assumes NA				\$0
Traffic Management	allow	1	item		\$50,000
Sub-total					\$2,325,400
<b>COUNCIL CHARGES</b>					
Supervision/Checking Fees	allow	1	item		\$64,600
Drainage Levy	NA				\$0
Water Quality	Assumes NA				\$0
Land Acquisition	see note 3				\$0
Planning Permit Application/Certification Fees	Assumes NA				\$0
Sub-total					\$64,600
<b>PROFESSIONAL FEES</b>					
Project Management/Supervision	see note 10	1	item		\$58,200
Civil Engineering Design	see note 10	1	item		\$69,800
Surveying		1	item		\$15,000
Town Planning		1	item		\$10,000
Geotechnical Report (if required)	see note 7 allow	1	item		\$10,000
Flora & Fauna Report (if required)	see note 7/8 allow	1	item		\$5,000
Cultural Heritage Initial Assessment (if required)	see note 9				\$0
Traffic Engineer (if required)	see note 7 allow	1	item		\$30,000
Structural Engineer Report (if required)	NA				\$0
Acoustic Engineer Report (if required)	NA				\$0
Vicroads Fees	see note 12 allow	1	item		\$100,000
Vegetation Offset Contribution LUAA	see note 8 allow see note 11	1	item		\$20,000 \$0
Sub-total					\$318,000
PROJECT CONTINGENCY	allow 20%	1	item	20%	\$541,600
<b>TOTAL (Excl. GST)</b>					<b>\$ 3,249,600</b>

For more detail regarding the above costing information please refer to complete concept design and costing package



City of Greater Bendigo

MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: OffRoad Pedestrian and Cycling Trails

PROJECT No. : PC-01, PC-02 and PC-03

PROJECT TYPE:	PC - 01	PC - 02	PC - 03	Land - Unencumbered
Costing Source:	Tomkinsons Consultants - Aug 2020			N/A
Project Units:	2,173	4,050	3,550	m2
Project Cost:	\$ 561,480	\$ 928,320	\$ 842,160	Jul-20
INDEX FACTOR	1.000	1.000	1.000	As per Indexation PPI
FINAL COST:	\$ 561,480	\$ 928,320	\$ 842,160	Jul-20
Adopted DCP Figure:	\$ 561,480	\$ 928,320	\$ 842,160	N/A

Project Description	<p>PC 01 - Northern Shared Path - Construction of an off road shared pedestrian and cycle path along the Devonshire Gully Waterway. The shared path comprises 2.5m wide asphalt, the path length is 2,173 lm. Estimated cost \$258 per lm.</p> <p>PC 02 - Central Shared Path - Construction of an off road shared pedestrian and cycle path along the Ridgeline. The shared path comprises 2.5m wide asphalt, the path length is 4,050 lm. Estimated cost \$229 per lm.</p> <p>PC 03 -Southern Shared Path - Construction of an off road shared pedestrian and cycle path along the floodway north of Calder Highway along Maiden Gully Southern Waterway. The shared path comprises 2.5m wide asphalt, the path length is 3,550 lm. Estimated cost \$237 per lm.</p>
Project Justification	Shared path network identified in the Precinct Structure Plan to provide linkages between open space, community facilities, residential and commercial areas.
Project Trigger	Progressive implementation as subdivision occurs.

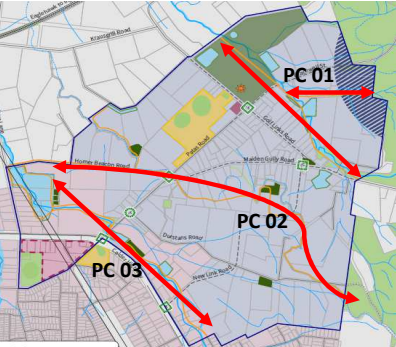
Land Project	Cost Year :	Jul-20
Location	Dimensions	Area
PC 02 - Open Space Link (72 and 107))		105

Refer 53.01 Open Space Contribution

Construction Project	Item	Notes	Quantity	Unit	Rate	Cost
PC-01 : North			2,173	Lm	\$ 258.39	\$ 561,480
PC-02 : Central			4,050	Lm	\$ 229.21	\$ 928,320
PC-03 : South			3,550	Lm	\$ 237.23	\$ 842,160
Total			9,773	Lm	\$	2,331,960

For more detail regarding the above costing information please refer to complete concept design and costing package

Locality Map



Land Map

N/A

Project Map(s)

N/A

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Maiden Gully Community Centre - Construction**PROJECT No. :** CF-01

<b>PROJECT TYPE:</b>	Community Facility	Land - Unencumbered
<b>Costing Source:</b>	VPA Benchmarkings & CoGB	N/A
<b>Project Units:</b>	1 Item	6,995 m2
<b>Project Cost:</b>	\$ 5,263,770 Jul-20	N/A Refer 53.01 Open Space Contribution
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI (buildings)	1.000 n/a
<b>FINAL COST:</b>	\$ 5,263,770 Jul-20	N/A
<b>Adopted DCP Figure:</b>	\$ 5,263,770	N/A

**Project Description**

Maiden Gully Community Centre - Construction of new community centre within the active recreation reserve. Community centre to include: - MCH, consulting space, meeting space, kitchen, toilets etc

**Project Justification**

New Community Centre required to serve the new resident population and as identified within the Precinct Structure Plan. This infrastructure project is supported based on typical benchmarks for community and recreational facilities in newly developing areas, and complements other community facilities within the Maiden Gully community.

**Project Trigger**

Facility to be constructed when population growth creates the need.

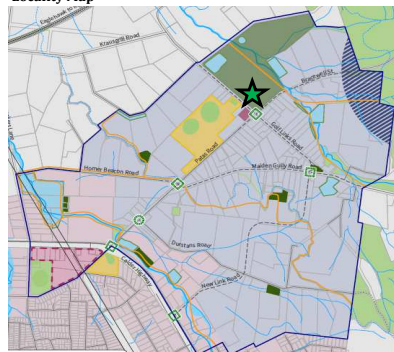
**Land Project**

Cost Year : Jul-20

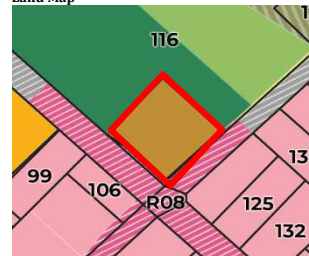
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
15 Bracewell St (within Active Open Space) (116)		6,995	N/A	N/A
Total		6,995	0	

Refer 53.01 Open Space Contribution

Locality Map



Land Map



Project Map(s)

**Total Costs of Community Centre**

Item	Notes	Quantity	Unit	Rate #	Cost
Community Centre		800	\$ / m2	\$ 6,580	\$ 5,263,770

**TOTAL DCP PROJECT COST**

\$ 5,263,770

# Refer Benchmark Unit Cost Assessment below

**VPA Benchmark Costing Table - Community Centre**

Community Infrastructure Benchmark Infrastructure Costs (indexed to July 2020)

Item	Category	Description	Standard	Cost Application	Estimate P50	Estimate P90
37	Community Facilities	Level 1 Facility	Contemporary standard	Bldg floor area	\$7,173,474.47	\$7,994,351.18
38	Community Facilities	Level 2 Facility	Contemporary standard	Bldg floor area	\$8,475,735.99	\$9,383,850.56
39	Community Facilities	Level 3 Facility	Above contemporary standard allowing for place making architectural features	Bldg floor area	\$11,310,440.85	\$12,434,022.42

Table 3: Community Infrastructure Costings (Indexed to July 2020)

**Benchmark Unit Cost Assessment**

Building Type	Size (m2)	p90 Estimated Cost	Unit Rate \$/m2
Community Centre 1	1,215	\$ 7,994,351	\$ 6,580
Community Centre 2	1,520	\$ 9,383,851	\$ 6,174
Community Centre 3	2,445	\$ 12,434,022	\$ 5,085
CoGB Adopted Community Centre size is 800m2, so the adopted rate is:			\$ 6,580



City of Greater Bendigo  
**MAIDEN GULLY DCP COSTING PACKAGE**

DATE: 01-July-2020

**PROJECT NAME:** Sports Grounds - Stage 1  
 (Development Infrastructure Levy)  
**PROJECT No. :** OS-01

<b>PROJECT TYPE:</b>	Open Space	Land - Unencumbered
<b>Costing Source:</b>	VPA Benchmarkings & CoGB	N/A
<b>Project Units:</b>	1 Item	15.03 m2
<b>Project Cost:</b>	\$ 5,179,109 Jul-20	N/A Refer 53.01 Open Space Contribution
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 5,179,109 Jul-20	N/A
<b>Adopted DCP Figure:</b>	\$ 5,179,109	N/A

<b>Project Description</b>	Construction of active open space sports fields within 15.03ha reserve. Stage 1 implementation
<b>Project Justification</b>	Sports fields and active open space facilities required to serve the new resident population and as identified within the Precinct Structure Plan. This infrastructure project is supported based on typical benchmarks for community and recreational facilities in newly developing areas. Projects A0-01 and A0-02 are staged according to the needs of the PSP area (50% of funding need), with additional stage(s) delivered by Council to meet additional local and broader suburban needs.
<b>Project Trigger</b>	Facility to be constructed when population growth creates the need.

Land Project			Cost Year : Jul-20	
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
15 Bracewell St (87, 111, 116, 146)		15.03	N/A	N/A
Total		15.03	0	

Refer 53.01 Open Space Contribution

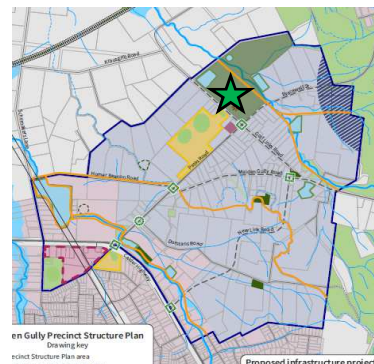
Total Costs of Sports Grounds					
Item	Notes	Quantity	Unit	Rate #	Cost
Active Open Space / Sports Fields		15.03	\$ / ha	\$ 1,088,371	\$ 16,358,218
Sub-Total					\$ 16,358,218
Costs Apportioned to the Maiden Gully DCP ##		1	%	50%	\$ 8,179,109
TOTAL DCP PROJECT COST					\$ 8,179,109

# Refer Benchmark Unit Cost Assessment below

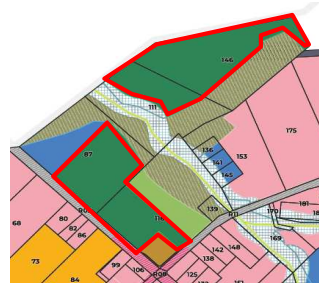
## Primary driver for apportionment is DCP affordability

Funding Apportionment					
Item	Notes	Quantity	Unit	Rate #	Cost
Community Infrastructure Levy (CIL)		1	Item	\$ 3,000,000	\$ 3,000,000
Development Infrastructure Levy (DIL)		1	Item	Balance of Project Cost	\$ 5,179,109
TOTAL					\$ 8,179,109

Locality Map



Land Map



Project Map(s)

N/A

VPA Benchmark Costing Table - Active Open Space / Sports Fields

Sports & Recreation Facility Benchmark Infrastructure Costs (indexed to July 2020)					
Item	Category	Description	Standard	Cost Application	Estimate P50 Estimate P90
42	Sports and Recreation Facilities	Sports and recreation facility 5 to 6 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$7,296,448.32 \$8,430,540.47
43	Sports and Recreation Facilities	Sports and recreation facility 8 to 10 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$9,471,088.42 \$10,883,711.08

Table 5: Sports & Recreation Facility Costings (Indexed to July 2020)

Benchmark Unit Cost Assessment

Scale of Reserve	Size (ha)	p90 Estimated Cost	Unit Rate \$/Ha
5 - 6 Ha Reserve	5	\$ 8,430,540	\$ 1,686,108
	6	\$ 8,430,540	\$ 1,405,090
8 - 10 Ha Reserve	8	\$ 10,883,711	\$ 1,360,464
	9	\$ 10,883,711	\$ 1,209,301
	10	\$ 10,883,711	\$ 1,088,371
Due to the large scale, and two distinctive zones for the Maiden Gully Active Open Space, the adopted unit rate is:			\$ 1,088,371



# City of Greater Bendigo

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Sports Grounds - Stage 2  
(Community Infrastructure Levy)  
**PROJECT No. :** OS-02

<b>PROJECT TYPE:</b>	Open Space	Land - Unencumbered
<b>Costing Source:</b>	VPA Benchmarkings & CoGB	N/A
<b>Project Units:</b>	1 Item	15.03 Ha
<b>Project Cost:</b>	\$ 3,000,000 Jul-20	N/A Refer 53.01 Open Space Contribution
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 3,000,000 Jul-20	N/A
<b>Adopted DCP Figure:</b>	\$ 3,000,000	N/A

<b>Project Description</b>	Construction of active open space sports fields within 15.03ha reserve. Stage 2 implementation
<b>Project Justification</b>	Sports fields and active open space facilities required to serve the new resident population and as identified within the Precinct Structure Plan. This infrastructure project is supported based on typical benchmarks for community and recreational facilities in newly developing areas. Projects AO -01 and AO-02 are staged according to the needs of the PSP area (50% of funding need), with additional stage(s) delivered by Council to meet additional local and broader suburban needs.
<b>Project Trigger</b>	Facility to be constructed when population growth creates the need.

Land Project			Cost Year :		Jul-20
Location	Dimensions	Area	Valuation Rate (\$/m2)		Value
15 Bracewell St (87, 111, 116, 146)		15.03		N/A	N/A
Total		15.03	0		

Refer 53.01 Open Space Contribution

### Total Costs of Sports Grounds

Item	Notes	Quantity	Unit	Rate #	Cost
Active Open Space / Sports Fields		15.03	\$ / ha	\$ 1,088,371	\$ 16,358,218
<b>Sub-Total</b>					<b>\$ 16,358,218</b>
Costs Apportioned to the Maiden Gully DCP ##		1	%	50%	\$ 8,179,109
<b>TOTAL DCP PROJECT COST</b>					<b>\$ 8,179,109</b>

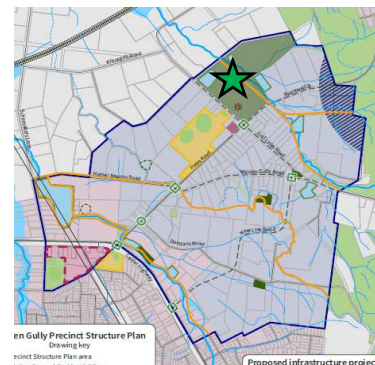
# Refer Benchmark Unit Cost Assessment below

## Primary driver for apportionment is DCP affordability

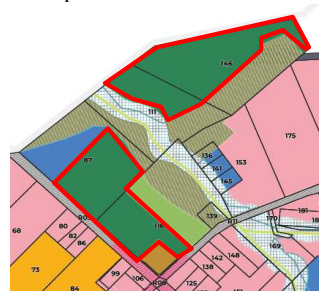
### Funding Apportionment

Item	Notes	Quantity	Unit	Rate #	Cost
Community Infrastructure Levy (CIL)		1	Item	\$ 3,000,000	\$ 3,000,000
Development Infrastructure Levy (DIL)		1	Item	Balance of Project Cost	\$ 5,179,109
<b>TOTAL</b>					<b>\$ 8,179,109</b>

### Locality Map



### Land Map



### Project Map(s)

N/A

### VPA Benchmark Costing Table - Active Open Space / Sports Fields

Sports & Recreation Facility Benchmark Infrastructure Costs (indexed to July 2020)						
Item	Category	Description	Standard	Cost Application	Estimate P50	Estimate P90
42	Sports and Recreation Facilities	Sports and recreation facility 5 to 6 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$7,296,448.32	\$8,430,540.47
43	Sports and Recreation Facilities	Sports and recreation facility 8 to 10 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$9,471,088.42	\$10,883,711.08

Table 5: Sports & Recreation Facility Costings (Indexed to July 2020)

### Benchmark Unit Cost Assessment

Scale of Reserve	Size (ha)	p90 Estimated Cost	Unit Rate \$/Ha
5 - 6 Ha Reserve	5	\$ 8,430,540	\$ 1,686,108
	6	\$ 8,430,540	\$ 1,405,090
8 - 10 Ha Reserve	8	\$ 10,883,711	\$ 1,360,464
	9	\$ 10,883,711	\$ 1,209,301
	10	\$ 10,883,711	\$ 1,088,371
Due to the large scale, and two distinctive zones for the Maiden Gully Active Open Space, the adopted unit rate is:			\$ 1,088,371

City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME:	Sports Pavilion (Community Infrastructure Levy)
PROJECT No. :	OS-03

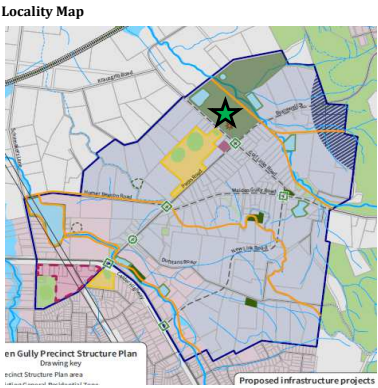
PROJECT TYPE:	Open Space	Land
Costing Source:	VPA Benchmarkings & CoGB	
Project Units:	1 Item	N/A
Project Cost:	\$ 2,753,000 Jul-20	
INDEX FACTOR	1.000 As per Indexation PPI (buildings)	N/A
FINAL COST:	\$ 2,753,000 Jul-20	N/A
Adopted DCP Figure:	\$ 2,753,000	N/A

Project Description	Sporting Pavilion - Construction of sporting pavilion within active open space reserve.
Project Justification	Recreation and Sports facilities required to serve the new resident population and as identified withinin the Precinct Structure Plan. This infrastructure project is supported based on typical benchmarks for community and recreational facilities in newly developing areas.
Project Trigger	Facility to be constructed when population growth creates the need.

Land Project			Cost Year :		Jul-20
Location	Dimensions	Area	Valuation Rate (\$/m2)		Value
15 Bracewell St		N/A		N/A	N/A

Total Costs of Sports Grounds					
Item	Notes	Quantity	Unit	Rate #	Cost
Sports Pavilion		750	\$ / m2	\$ 3,671	\$ 2,753,000
TOTAL DCP PROJECT COST				\$	2,753,000

# Refer Benchmark Unit Cost Assessment below



Land Map

N / A

Project Map(s)

N / A

VPA Benchmark Costing Table - Sports Pavilions						
Item	Category	Description	Standard	Cost Application	Estimate P50	Estimate P90
40	Sports and Recreation Facilities	Sports Pavilion 2 playing areas	Contemporary standard multi-purpose facility	Bldg. floor area	\$1,614,000	\$1,656,000
41	Sports and Recreation Facilities	Sports Pavilion 3 playing areas	Contemporary standard multi-purpose facility	Bldg. floor area	\$2,687,000	\$2,753,000

Table 4: Sports Pavilion Infrastructure Costings (Indexed to July 2018)

Benchmark Unit Cost Assessment			
Scale of Reserve	Size (m2)	p90 Estimated Cost	Unit Rate \$/m2
Sports Pavilion 1	500	\$ 1,656,000	\$ 3,312
Sports Pavilion 2	750	\$ 2,753,000	\$ 3,671
Due to the large scale of the Maiden Gully Active Open Space (multiple playing fields), the adopted unit rate is:			\$ 3,671

# City of Greater Bendigo

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Precinct Park and Playspace (north-west)  
**PROJECT No. :** OS-4

<b>PROJECT TYPE:</b>	Open Space	Land - Unencumbered
<b>Costing Source:</b>	Tomkinsons Consultants - June 2020	N/A
<b>Project Units:</b>	19,986 m2	19,986 m2
<b>Project Cost:</b>	\$ 944,263 Jul-20	N/A Refer 53.01 Open Space Contribution
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 944,263 Jul-20	N/A
<b>Adopted DCP Figure:</b>	\$ 944,263	N/A

<b>Project Description</b>	Construction of precinct scale 2ha park and playspace, including BBQ and shelters.
<b>Project Justification</b>	Passive open space facilities required to serve the new resident population and as identified within the Precinct Structure Plan as part of a network of local parks / play spaces.
<b>Project Trigger</b>	Delivered in conjunction with active open space precinct and according to the needs of the new Maiden Gully community.

Land Project		Cost Year : Jul-20	
Location	Dimensions	Area	Valuation Rate (\$/m2)
15 Bracewell St (116)		19,986	N/A

Refer 53.01 Open Space Contribution

Construction Project						
Item	Notes	Quantity	Unit	Rate	Cost	
Earthworks/Grading/Drainage		19,986	sq.m	\$ 3.00	\$ 59,958.00	
Weed Control		1	allow	\$ 15,000.00	\$ 15,000.00	
Path connections 1)		150	lin.m	\$ 250.00	\$ 37,500.00	
Park Furniture allowance 2)		1	item	\$ 64,600.00	\$ 64,600.00	
Play Equipment		1	item	\$ 250,000.00	\$ 250,000.00	
Shelter 2x		2	item	\$ 80,000.00	\$ 160,000.00	
Tree Planting 3)		252	no.s	\$ 440.00	\$ 110,880.00	
Revegetation/ Bio diversity/ Plantings 4)		1,999	sq.m	\$ 10.00	\$ 19,986.00	
Native Grass Cover		17,987	sq.m	\$ 3.00	\$ 53,962.20	0.9
Establishment Maintenance		1	item	\$ 15,000.00	\$ 15,000.00	
				\$	-	
Contingency		1	allow	20%	\$ 157,377.24	
<b>TOTAL:</b>					<b>\$ 944,263</b>	

1) Path connection provided through shared path program

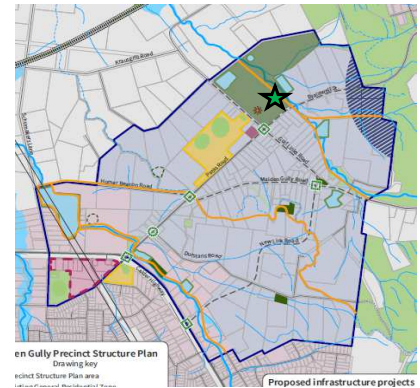
2) 2 x park seats, 1 picnic setting, park sign, renewal of BBQ + drinking fountain

Seats	5	\$	1,800.00	\$	9,000.00	
Picnic	2	\$	4,500.00	\$	9,000.00	
Signage	2	\$	4,000.00	\$	8,000.00	Trail Map Sign
BBQ	2	\$	12,500.00	\$	25,000.00	incl. electrical connection
Fountain	1	\$	10,000.00	\$	10,000.00	incl. potable water connection
Bin	3	\$	1,200.00	\$	3,600.00	
				\$	64,600.00	

3) 35% cover in 2050 as per Greening Greater Bendigo 50 sq.m/tree

4) 10 % of site

Locality Map



Land Map



Project Map(s)

# City of Greater Bendigo

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Neighbourhood Park 1 (west)

**PROJECT No. :** OS-05

<b>PROJECT TYPE:</b>	Open Space	Land - Unencumbered
<b>Costing Source:</b>	Tomkinson Consultants - June 2020	N/A
<b>Project Units:</b>	5,949 m2	5,949 m2
<b>Project Cost:</b>	\$ 152,870 Jul-20	N/A r 53.01 Open Space Contribution
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 152,870 Jul-20	N/A
<b>Adopted DCP Figure:</b>	\$ 152,870	N/A

### Project Description

Construction of neighbourhood park (0.6ha)

### Project Justification

Passive open space facilities required to serve the new resident population and as identified within the Precinct Structure Plan as part of a network of local parks / play spaces.

### Project Trigger

As subdivision occurs, and delivered in a timely manner within development staging.

### Land Project

			Cost Year : Jul-20	
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
746 Calder Hwy (12) and 30 Schumakers Lane (11)		5,949	N/A	N/A

Refer 53.01 Open Space Contribution

### Construction Project

Item	Notes	Quantity	Unit	Rate	Cost
Earthworks/Grading/Drainage		5,949	sq.m	\$ 5.00	\$ 29,745.00
Weed Control		1	allow	\$ 5,000.00	\$ 5,000.00
Path connections		100	lin.m	\$ 250.00	\$ 25,000.00
Park Furniture allowance 2)		1	allow	\$ 4,800.00	\$ 4,800.00
Tree Planting 3)		56	no.s	\$ 440.00	\$ 24,640.00
Revegetation/ Bio diversity 4)		892	sq.m	\$ 10.00	\$ 8,923.50
Native Grass Cover		5,057	sq.m	\$ 5.00	\$ 25,283.25
Establishment Maintenance		1	allow	\$ 4,000.00	\$ 4,000.00
				\$	-
Contingency		1	allow	20%	\$ 25,478.35
<b>TOTAL:</b>				\$	<b>152,870</b>

1) N/A

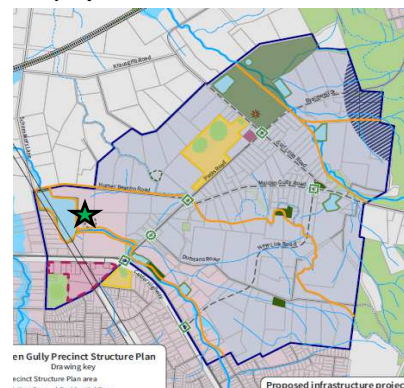
2) 2 x park seats, 0 picnic setting, park sign, no drinking fountain, no BBQ

Seats	2	\$	1,800.00	\$ 3,600.00
Picninc	0	\$	4,500.00	\$ -
Sign	1	\$	1,200.00	\$ 1,200.00
				\$ 4,800.00

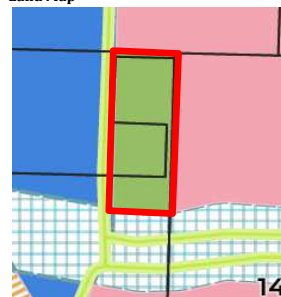
3) 35% cover in 2050 as per Greening Greater Bendigo 50 sq.m/tree

4) 15 % of site

Locality Map



Land Map



Project Map(s)

# City of Greater Bendigo

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Neighbourhood Park 2 (north-west)  
**PROJECT No. :** OS-06

<b>PROJECT TYPE:</b>	Open Space	Land - Unencumbered
<b>Costing Source:</b>	Tomkinsons Consultants - June 2020	N/A
<b>Project Units:</b>	8,000 m2	8,000 m2
<b>Project Cost:</b>	\$ 179,328 Jul-20	N/A Refer 53.01 Open Space Contribution
<b>INDEX FACTOR</b>	1.000 6v	1.000 n/a
<b>FINAL COST:</b>	\$ 179,328 Jul-20	N/A
<b>Adopted DCP Figure:</b>	\$ 179,328	N/A

<b>Project Description</b>	Construction of neighboured park (0.8ha)
<b>Project Justification</b>	Passive open space facilities required to serve the new resident population and as identified within the Precinct Structure Plan as part of a network of local parks / play spaces.
<b>Project Trigger</b>	As subdivision occurs, and delivered in a timely manner within development staging.

Land Project				Cost Year :	Jul-20
Location	Dimensions	Area		Valuation Rate (\$/m2)	Value
57 Hillcrest Road (30)	~ 100 mx 80m	8,000		N/A	N/A
Total		8,000			

Refer 53.01 Open Space Contribution

Item	Notes	Quantity	Unit	Rate	Cost
Earthworks/Grading/Drainage		8,000	sq.m	\$ 5.00	\$ 40,000.00
Weed Control		1	allow	\$ 5,000.00	\$ 5,000.00
Path connections		100	lin.m	\$ 250.00	\$ 25,000.00
Park Furniture allowance 2)		1	allow	\$ 4,800.00	\$ 4,800.00
Tree Planting 3)		56	no.s	\$ 440.00	\$ 24,640.00
Revegetation/ Bio diversity 4)		1,200	sq.m	\$ 10.00	\$ 12,000.00
Native Grass Cover		6,800	sq.m	\$ 5.00	\$ 34,000.00
Establishment Maintenance		1	allow	\$ 4,000.00	\$ 4,000.00
				\$	-
Contingency		1	allow	20%	\$ 29,888.00
<b>TOTAL:</b>				\$	<b>179,328</b>

1) N/A

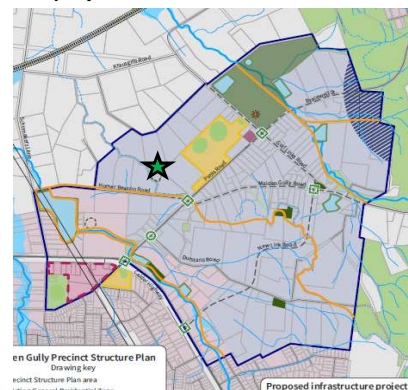
2) 2 x park seats, 0 picnic setting, park sign, no drinking fountain, no BBQ

Seats	2	\$	1,800.00	\$ 3,600.00
Picninc	0	\$	4,500.00	\$ -
Sign	1	\$	1,200.00	\$ 1,200.00
				\$ 4,800.00

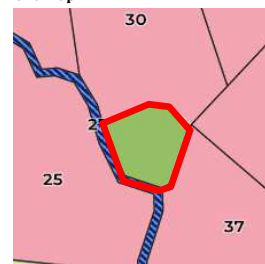
3) 35% cover in 2050 as per Greening Greater Bendigo 50 sq.m/tree

4) 15 % of site

Locality Map



Land Map



Project Map(s)

# City of Greater Bendigo

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Neighbourhood Park 3 (Golf Link / Maiden Gully Rd)  
**PROJECT No. :** OS-07

<b>PROJECT TYPE:</b>	Open Space	Land - Unencumbered
<b>Costing Source:</b>	Tomkinson Consultants - June 2020	N/A
<b>Project Units:</b>	4,948 m2	1,775 m2
<b>Project Cost:</b>	\$ 110,113 Jul-20	N/A Refer 53.01 Open Space Contribution
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 110,113 Jul-20	N/A
<b>Adopted DCP Figure:</b>	\$ 110,113	N/A

<b>Project Description</b>	Construction of neighbourhood park (0.5ha)
<b>Project Justification</b>	Passive open space facilities required to serve the new resident population and as identified within the Precinct Structure Plan as part of a network of local parks / play spaces.
<b>Project Trigger</b>	As subdivision occurs, and delivered in a timely manner within development staging.

Land Project					Cost Year : Jul-20
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value	
Golf Links Road Reserve (closed)		3,173	N/A	N/A	
165 Maiden Gully Road - Unencumbered (176)		1,775	N/A	N/A	
Total		4,948	0		

Refer 53.01 Open Space Contribution

Construction Project					
Item	Notes	Quantity	Unit	Rate	Cost
Earthworks/Grading/Drainage		4,948	sq.m	\$ 5.00	\$ 24,740.00
Weed Control		1	allow	\$ 5,000.00	\$ 5,000.00
Path connections		65	lin.m	\$ 250.00	\$ 16,250.00
Park Furniture allowance 2)		1	allow	\$ 3,000.00	\$ 3,000.00
Tree Planting 3)		28	no.s	\$ 440.00	\$ 12,320.00
Revegetation/ Bio diversity 4)		742	sq.m	\$ 10.00	\$ 7,422.00
Native Grass Cover		4,206	sq.m	\$ 5.00	\$ 21,029.00
Establishment Maintenance		1	allow	\$ 2,000.00	\$ 2,000.00
				\$	-
Contingency		1	allow	20%	\$ 18,352.20
<b>TOTAL:</b>				\$	<b>110,113</b>

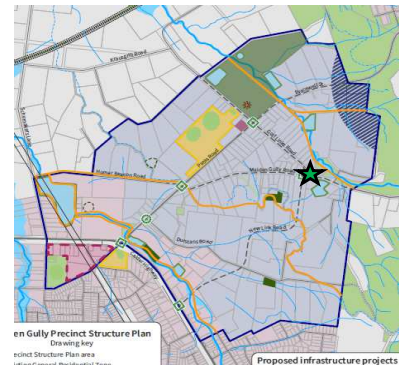
1) Path connection provided through shared path program

2) 1 x park seats, 1 picnic setting, park sign no drinking fountain, no BBQ  
 Seats 1 \$ 1,800.00 \$ 1,800.00  
 Picninc 0 \$ 4,500.00 \$ -  
 Sign 1 \$ 1,200.00 \$ 1,200.00  
 \$ 3,000.00

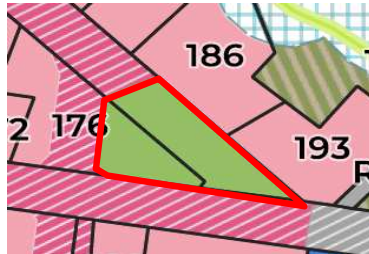
3) 35% cover in 2050 as per Greening Greater Bendigo 50 sq.m/tree

4) 15 % of site

Locality Map



Land Map



Project Map(s)



# City of Greater Bendigo

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Neighbourhood Park 4 (south)  
**PROJECT No. :** OS-08

<b>PROJECT TYPE:</b>	Open Space	Land - Unencumbered
<b>Costing Source:</b>	Tomkinsons Consultants - June 2020	N/A
<b>Project Units:</b>	10,000 m2	6,868 m2
<b>Project Cost:</b>	\$ 989,880 Jul-20	N/A Refer 53.01 Open Space Contribution
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 989,880 Jul-20	N/A
<b>Adopted DCP Figure:</b>	\$ 989,880	N/A

### Project Description

Construction of neighbourhood park, with major playspace (1ha)

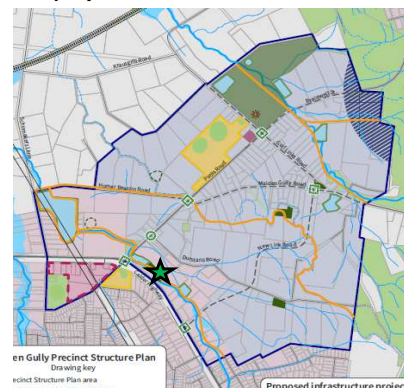
### Project Justification

Passive open space facilities required to serve the new resident population and as identified withinin the Precinct Structure Plan as part of a network of local parks / play spaces.

### Project Trigger

As subdivision occurs, and delivered in a timely manner within development staging.

Locality Map



### Land Project

Cost Year : Jul-20

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
680 Calder Highway - Encumbered Waterway (29)		3,132	N/A	N/A
680 Calder Highway - Unencumbered (29)		6,868	N/A	N/A
<b>Total</b>		<b>10,000</b>	<b>0</b>	

Refer 53.01 Open Space Contribution

### Construction Project

Item	Notes	Quantity	Unit	Rate	Cost
Earthworks/Grading/Drainage 0)		10,000	sq.m	\$ 5.00	\$ 50,000.00
Weed Control		1	allow	\$ 8,000.00	\$ 8,000.00
Shelter		1	allow	\$ 100,000.00	\$ 100,000.00
Path connections 1)		300	lin.m	\$ 250.00	\$ 75,000.00
Suburban Play Spac as per PSP		1	allow	\$ 250,000.00	\$ 250,000.00
Park Furniture allowance 2)		1	item	\$ 47,600.00	\$ 47,600.00
Tree Planting		70	no.s	\$ 440.00	\$ 30,800.00
Bio diversity/ Plantings 3)		1,500	sq.m	\$ 10.00	\$ 15,000.00
Native Grass Cover		8,500	sq.m	\$ 5.00	\$ 42,500.00
Establishment Maintenance		1	allow	\$ 6,000.00	\$ 6,000.00
Toilets		1	allow	\$ 200,000.00	\$ 200,000.00
				\$	-
Contingency		1	allow	20%	\$ 164,980.00
<b>TOTAL:</b>					<b>\$ 989,880</b>

1) Path connection provided through shared path program

2) 2 x park seats, 1 picnic setting, park sign, renewal of BBQ + drinking fountain

Seats	4	\$	1,800.00	\$	7,200.00
Picnic Settings	2	\$	4,500.00	\$	9,000.00
Sign	1	\$	4,000.00	\$	4,000.00
BBq	1	\$	15,000.00	\$	15,000.00
Fountain	1	\$	10,000.00	\$	10,000.00
Bin	2	\$	1,200.00	\$	2,400.00
				\$	47,600.00

3) 35% cover in 2050 as per Greening Greater Bendigo 50 sq.m/tree

4) 15 % of site

Land Map



Proposed Infrastructure

City of Greater Bendigo

MAIDEN GULLY DCP COSTING PACKAGE

DATE:

01-July-2020

PROJECT NAME:

Neighbourhood Park 5 (Durston Rd)

PROJECT No. :

OS-09

PROJECT TYPE:	Open Space	Land - Unencumbered
Costing Source:	Tomkinsons Consultants - June 2020	N/A
Project Units:	6,757 m2	6,757 m2
Project Cost:	\$ 188,397 Jul-20	N/A Refer 53.01 Open Space Contribution
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ 188,397 Jul-20	N/A
Adopted DCP Figure:	\$ 188,397	N/A

Project Description	Construction of neighbourood park (0.7ha)
Project Justification	Passive open space facilities required to serve the new resident population and as identified withinin the Precinct Structure Plan as part of a network of local parks / play spaces.
Project Trigger	As subdivision occurs, and delivered in a timely manner within development staging.

Land Project

Cost Year : Jul-20

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
120 Durston Road (129)		6,757	N/A	N/A

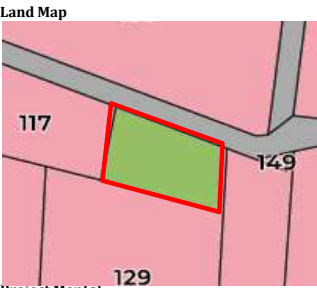
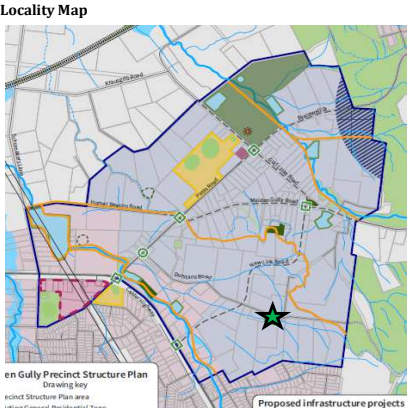
Refer 53.01 Open Space Contribution

Construction Project

Item	Notes	Quantty	Unit	Rate	Cost
Earthworks/Grading/Drainage		6,757	sq.m	\$ 5.00	\$ 33,785.00
Weed Control		1	allow	\$ 5,000.00	\$ 5,000.00
Path connections 1)		80	lin.m	\$ 250.00	\$ 20,000.00
Park Furniture allowance 2)		1	allow	\$ 4,800.00	\$ 4,800.00
Play		1	allow	\$ 5,000.00	\$ 5,000.00
Tree Planting 3)		49	no.s	\$ 440.00	\$ 21,560.00
Revegetation/ Bio diversity 4)		1,014	sq.m	\$ 10.00	\$ 10,135.50
Native Grass Cover		5,743	sq.m	\$ 5.00	\$ 28,717.25
Establishment Maintenance		1	allow	\$ 3,000.00	\$ 3,000.00
Dam remediation		1	allow	\$ 25,000.00	\$ 25,000.00
				\$	-
Contingency		1	allow	20%	\$ 31,399.55
TOTAL:				\$	188,397

- 1) Path connection provided through shared path program
- 2) 2 x park seats, 1 picnic setting, park sign, renewal of BBQ + drinking fountain

Seats	2	\$	1,800.00	\$	3,600.00
Picnic	0	\$	4,500.00	\$	-
Sign	1	\$	1,200.00	\$	1,200.00
				\$	4,800.00
- 3) 35% cover in 2050 as per Greening Greater Bendigo 50 sq.m/tree
- 4) 15 % of site



N/A



City of Greater Bendigo  
**MAIDEN GULLY DCP COSTING PACKAGE**

DATE: 01-July-2020

**PROJECT NAME:** Neighbourhood Park 6 (north: active open space)  
**PROJECT No. :** OS-10

<b>PROJECT TYPE:</b>	Open Space	Land - Unencumbered
<b>Costing Source:</b>	Tomkinsons Consultants - June 2020	N/A
<b>Project Units:</b>	9,992 m2	9,992 m2
<b>Project Cost:</b>	\$ 185,993 Jul-20	N/A Refer 53.01 Open Space Contribution
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 185,993 Jul-20	N/A
<b>Adopted DCP Figure:</b>	\$ 185,993	N/A

<b>Project Description</b>	Construction of neighbourhood park (1ha)
<b>Project Justification</b>	Passive open space facilities required to serve the new resident population and as identified within the Precinct Structure Plan as part of a network of local parks / play spaces.
<b>Project Trigger</b>	As subdivision occurs, and delivered in a timely manner within development staging.

Land Project				Cost Year : Jul-20	
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value	
Various (128, 147, 154)		9,992	\$0.00	N/A	

Refer 53.01 Open Space Contribution

Construction Project					
Item	Notes	Quantity	Unit	Rate	Cost
Earthworks/Grading/Drainage		9,992	sq.m	\$ 5.00	\$ 49,960.00
Weed Control		1	allow	\$ 5,000.00	\$ 5,000.00
Path connections 1)		30	lin.m	\$ 250.00	\$ 7,500.00
Park Furniture allowance 2)		1	allow	\$ 4,800.00	\$ 4,800.00
Tree Planting 3)		62	no.s	\$ 440.00	\$ 27,280.00
Revegetation/ Bio diversity 4)		1,499	sq.m	\$ 10.00	\$ 14,988.00
Native Grass Cover		8,493	sq.m	\$ 5.00	\$ 42,466.00
Establishment Maintenance		1	allow	\$ 3,000.00	\$ 3,000.00
				\$	-
Contingency		1	allow	20%	\$ 30,998.80
<b>TOTAL:</b>				\$	<b>185,993</b>

1) short access path due to co-location with bike trail

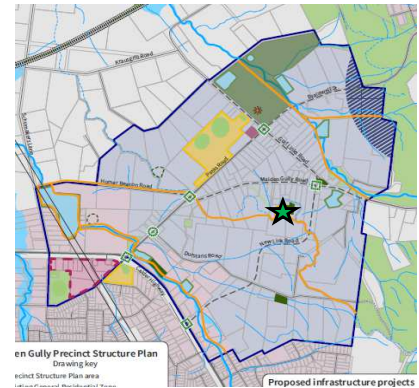
2) 2 x park seats, no picnic setting, park sign, no drinking fountain, no BBQ

Seats	2	\$	1,800.00	\$	3,600.00
Picnic	0	\$	4,500.00	\$	-
Sign	1	\$	1,200.00	\$	1,200.00
			\$		4,800.00

3) 35% cover in 2050 as per Greening Greater Bendigo 50 sq.m/tree

4) 15 % of site

Locality Map



Land Map



Project Map(s)

N/A

**MAIDEN GULLY DCP COSTING PACKAGE**

DATE: 01-July-2020

**PROJECT NAME:** Planning Costs (PSP and DCP Preparation)  
**PROJECT No. :** PL-01

<b>PROJECT TYPE:</b>	Planning
<b>Costing Source:</b>	CoGB - Consultant Costs
<b>Project Units:</b>	item
<b>Project Cost:</b>	\$ 250,000 Jul-20
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI
<b>FINAL COST:</b>	\$ 250,000 Jul-20
<b>Adopted DCP Figure:</b>	\$ 250,000

**Project Description**

Preparation of the Structure Plan and Development Contributions Plan enables the entire M

**Project Justification**

This project is required to facilitate development of the Maiden Gully PSP area.

**Project Trigger**

Provided

# City of Greater Bendigo

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Southern Sedimentation, Wetland and Retardation (Cnr Schumakers Ln / Homer Beacon Rd) - Incl trunk drainage  
**PROJECT No. :** DR-01

<b>PROJECT TYPE:</b>	Drainage	Land
<b>Costing Source:</b>	Tomkinson Consultants - June 2020	Independent Valuer - 2020
<b>Project Units:</b>	1 Drainage Facility	91,292 m2
<b>Project Cost:</b>	\$ 10,012,780 Jul-20	\$ 1,067,814 Jul-20
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 10,012,780 Jul-20	\$ 1,067,814 Jul-20
<b>Adopted DCP Figure:</b>	\$ 10,012,780	\$ 1,067,814

<b>Project Description</b>	Southern Catchment - construction three sedimentation basins and one wetland and detention basin and spine drainage. Southern Catchment - land area of 9.1ha required for three sedimentation basins and one wetland and detention basin and spine drainage
<b>Project Justification</b>	Food mitigations, drainage and water quality management infrastructure required for Precinct as identified within the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates report prepared by Tomkinson Group, June2020.
<b>Project Trigger</b>	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency

### Land Project DR-01 L(a) - Properties with development potential

Location	Dimensions	Area	Valuation Rate (\$/m2) *	Value
746A Calder Highway (12) - Unencumbered	varies	3,698 m2	\$ 9.48	\$ 35,040
746A Calder Highway (12) - Encumbered Transmission Easement	varies	11,605 m2	\$ 9.48	\$ 109,961
746A Calder Highway (12) - Encumbered Waterway	varies	5,622 m2	\$ -	\$ -
89 Homer Beacon Road (3, 13) - Unencumbered	varies	29,374 m2	\$ 25.21	\$ 740,413
89 Homer Beacon Road (3, 13) - Encumbered Transmission Easement	varies	5,094 m2	\$ 25.21	\$ 128,401
89 Homer Beacon Road (3, 13) - Encumbered Waterway	varies	5,381 m2	\$ -	\$ -
<b>Total Land</b>		60,774 m2		\$ 1,013,814

\* flat \$/m2 rate applied to all Project Land (incl Transmission Easement)

### Land Project DR-01 L(b) - Properties with no development potential.

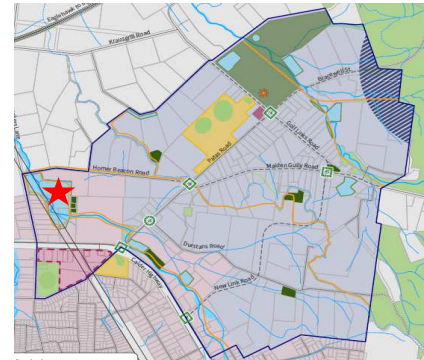
Location	Dimensions	Area	Valuation Rate (\$/m2) #	Value
10 Schumakers Lane (8)	varies	898 m2	\$ 14.48	\$ 13,000
14 Schumakers Lane (7)	varies	1,785 m2	\$ 7.84	\$ 14,000
18 Schumakers Lane (6)	varies	3,001 m2	\$ 7.00	\$ 21,000
22 Schumakers Lane (5)	varies	4,584 m2	\$ 11.13	\$ 51,000
30 Schumakers Lane (11)	varies	18,019 m2	\$ 11.54	\$ 208,000
34 Schumakers Lane (1)	varies	2,231 m2	\$ 8.07	\$ 18,000
<b>Total Land</b>		30,518 m2		\$ 54,000

# flat \$/m2 rate applied to all Project Land

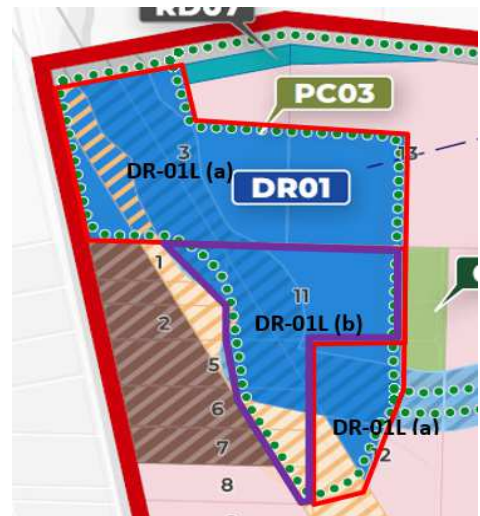
<b>TOTAL OF ALL LAND</b>	<b>91,292 m2</b>	<b>\$ 1,067,814</b>
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**Catchment Areas:** 59.1 ha

Locality Map



Land Map



City of Greater Bendigo  
**MAIDEN GULLY DCP COSTING PACKAGE**

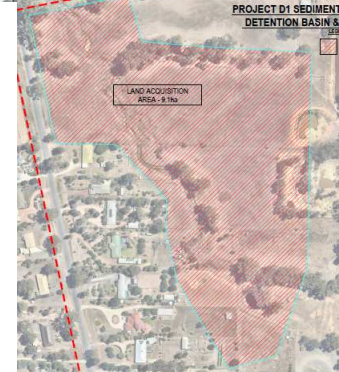
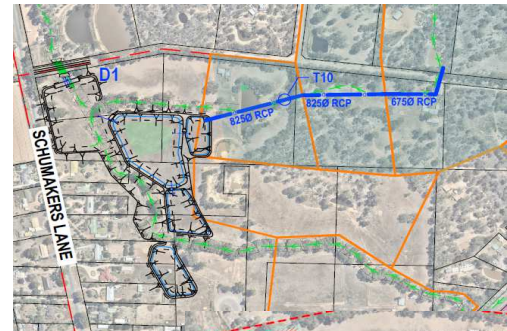
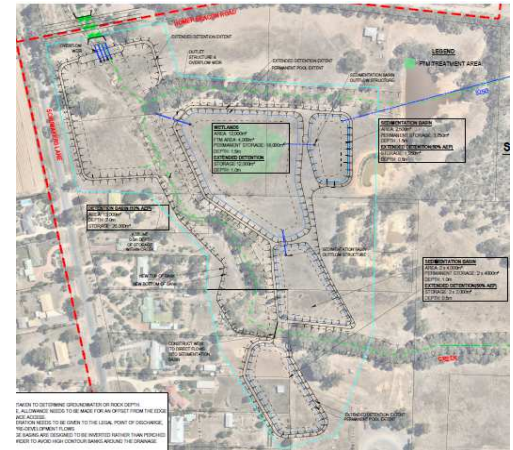
DATE: 01-July-2020

**PROJECT NAME:** Southern Sedimentation, Wetland and Retardation (Cnr Schumakers Ln / Homer Beacon Rd) - Incl trunk drainage

**PROJECT No. :** DR-01

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Earthworks		110000	m³	\$25	\$ 2,750,000
Earthworks Contingency	allow 5%			\$	137,500
Basins					
i) Compaction of Insitu Material		22500	m²	\$8	\$ 180,000
ii) Construct Clay Liner		22500	m²	\$25	\$ 562,500
iii) Drainage Infrastructure (Inlet, Outlet, Control Pits, Weirs)		1	Item	\$120,000	\$ 120,000
iv) Maintenance Access to Basin		1	Item	\$40,000	\$ 40,000
v) Floating Treatment Media (FTM)		4000	m²	\$450	\$ 1,800,000
Trunk Drainage					
i) T10	allow	1	Item	\$208,000	\$ 208,000
New Road Culvert/Bridge Crossing	allow	1	Item	\$400,000	\$ 400,000
Retaining Wall	Assumes NA		Lm	\$	-
Tree Removal	allow		Item	\$	10,000
Asset Demolition/Alteration	Assumes NA		Item	\$	-
Modify Existing Authority Services	see note 4 allow		Item	\$	30,000
Fencing	allow		Lm	\$	-
Remove Contaminated Soil	No Allowance		m³	\$	-
Sub-total				\$	6,238,000
<b>OTHER THIRD PARTY COSTS</b>					
Geotechnical Report (if required)	allow	1	Item	\$	15,000
Salinity Report (if required)	see note 5 allow	1	Item	\$	5,000
Flora & Fauna Report (if required)	see note 5 allow	1	Item	\$	3,000
Cultural Heritage Initial Assessment (if required)	see note 5 allow	1	Item	\$	40,000
Vegetation Offset Contribution	see note 8 allow	1	Item	\$	60,000
Crown Land Native Title Search Fee	allow	1	Item	\$	1,000
Land Use Activity Agreement (LUAA)	Assumes NA		Item	\$	-
Sub-total				\$	124,000
<b>PROFESSIONAL FEES</b>					
Supervision/Checking Fees	3.25% of works and landscaping	1	Item	3.25%	\$ 230,690
Project Management/Supervision	see note 11 allow			\$	193,821
Engineering Design	see note 11 allow			\$	187,140
Surveying	allow			\$	30,000
Town Planning	allow			\$	3,000
Sub-total				\$	644,651
<b>LANDSCAPING</b>					
Landscape Design	allow	1	Item	\$40,000	\$ 40,000
Landscaping	allow	60000	m²	\$15	\$ 900,000
Sub-total				\$	940,000
<b>STAGING CONTINGENCY</b>	allow 5%			\$	397,333
<b>PROJECT CONTINGENCY</b>	allow 20%			\$	1,668,797
<b>TOTAL (Excl. GST)</b>				<b>\$</b>	<b>10,012,780</b>

Project Map(s)



For more detail regarding the above costing information please refer to complete concept design and costing package



City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Southern Detention Basin (Cnr Maiden Gully Road and Maiden Gully Creek) - Incl trunk drainage  
PROJECT No. : DR-02

PROJECT TYPE:	Drainage	Land
Costing Source:	Tomkinsons Consultants - June 2020	Independent Valuer - 2020
Project Units:	1 Drainage Facility	5,091 m2
Project Cost:	\$ 2,128,500 Jul-20	\$ 224,513 Jul-20
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ 2,128,500 Jul-20	\$ 224,513 Jul-20
Adopted DCP Figure:	\$ 2,128,500	\$ 224,513

Project Description	Southern Catchment - Construction of Detention Basin and spine drainage. Southern Catchment - land area of 1.01ha is required for the construction of Detention Basin and spine drainage
Project Justification	Food mitigations, drainage and water quality management infrastructure required for Precinct as identified within the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates report prepared by Tomkinson Group, June2020.
Project Trigger	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency

Land Project

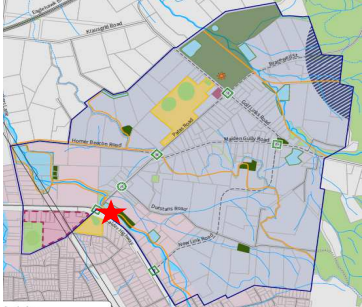
Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
680 Calder Highway (drainage basin) - Unencumbered (29)		5,091 m2	\$44.10	\$ 224,513
680 Calder Highway (drainage basin) - Encumbered (29)		4,766 m2	N/A	-
Total		4,766	0	\$ 224,513

Catchment Areas: 59.1 ha

Construction Project

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Earthworks		7500	m³	\$25	\$ 187,500
Earthworks Contingency	allow 5%				\$ 9,375
Basins					
i) Rip and compact Insitu Material	Assumes NA	1	Item	\$	-
ii) Drainage Infrastructure (Inlet, Outlet, Control Pits, Weirs)		1	Item	\$50,000	\$ 50,000
iii) Maintenance Access		1	Item	\$10,000	\$ 10,000
iv) Filter			m²	\$	-
Trunk Drainage					
i) T11	allow	1	Item	\$271,750	\$ 271,750
ii) T12	allow	1	Item	\$827,000	\$ 827,000
Topsoil (with onsite topsoil) & Seeding, etc	see note 10	8000	m²	\$5	\$ 40,000
Tree Removal	allow	1	Item	\$10,000	\$ 10,000
Relocate Existing Authority Services	No Allowance		Item	\$	-
Fencing	No Allowance		Lm	\$	-
Sub-total				\$	1,405,625
<b>OTHER THIRD PARTY COSTS</b>					
Geotechnical Report	see note 11	1	Item	\$	10,000
Salinity Report (if required)	allow	1	Item	\$	5,000
Flora & Fauna Report	allow	1	Item	\$	3,000
Cultural Heritage Initial Assessment	allow	1	Item	\$	25,000
Vegetation Offset Contribution	allow	1	Item	\$	5,000
Crown Land Native Title Search Fee	allow	1	Item	\$	1,000
Land Use Activity Agreement (LUAA)	allow	1	Item	\$	3,000
Sub-total				\$	52,000
<b>PROFESSIONAL FEES</b>					
Council Supervision/Checking Fees	3.25% of works	1	Item	3.25%	\$ 50,600
Project Management/Supervision	see note 15	1	Item	\$	43,260
Engineering Design	allow	1	Item	\$	42,169
Surveying	allow	1	Item	\$	20,000
Town Planning	allow/see note 13	1	Item	\$	5,000
Sub-total				\$	161,029
<b>LANDSCAPING</b>					
Landscape Design	allow	1	Item	\$5,000	\$ 5,000
Landscaping	see note 10	10000	m²	\$15	\$ 150,000
Sub-total	allow			\$	155,000
PROJECT CONTINGENCY	allow 20%	1	Item	20%	\$ 354,800
<b>TOTAL (Excl. GST)</b>				<b>\$</b>	<b>2,128,500</b>

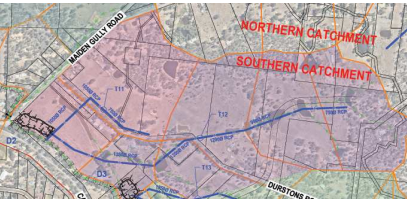
Locality Map



Land Map



Project Map(s)



For more detail regarding the above costing information please refer to complete concept design and costing package

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Southern Detention Basin (South of Durstons Road) - Incl trunk drainage  
**PROJECT No. :** DR-03

<b>PROJECT TYPE:</b>	Drainage	Land
<b>Costing Source:</b>	Tomkinsons Consultants - June 2020	Independent Valuer - 2020
<b>Project Units:</b>	1 Drainage Facility	9,248 m2
<b>Project Cost:</b>	\$ 1,709,157 Jul-20	\$ 274,742 Jul-20
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 1,709,157 Jul-20	\$ 274,742 Jul-20
<b>Adopted DCP Figure:</b>	\$ 1,709,157	\$ 274,742

<b>Project Description</b>	Southern Catchment - Construction of Stormwater detention basin and spine drainage. Southern Catchment - land area of 0.93ha is required for construction of Stormwater detention basin and spine drainage.
<b>Project Justification</b>	Food mitigations, drainage and water quality management infrastructure required for Precinct as identified within the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates report prepared by Tomkinson Group, June 2020.
<b>Project Trigger</b>	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency

## Land Project

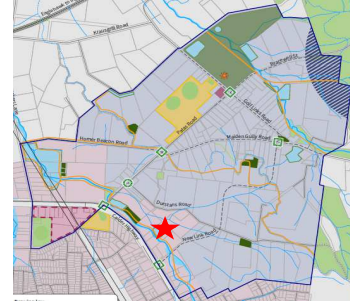
Location	Dimensions	Area		Valuation Rate (\$/m2)	Value
646 Calder Hwy (48) - Unencumbered	~ 50 x 60m	3,267	m2	\$47.71	\$ 155,857
40 Durston Road (52) - Unencumbered	~ 50 x 60m	3,107	m2	\$38.26	\$ 118,885
646 Calder Hwy (48) - Encumbered Waterway	~ 50 x 30m	1,544	m2	\$0.00	\$ -
40 Durston Road (52) - Encumbered Waterway	~ 50 x 30m	1,330	m2	\$0.00	\$ -
<b>Total</b>		<b>9,248</b>	<b>m2</b>		<b>\$ 274,742</b>

Catchment Areas: 59.6 ha

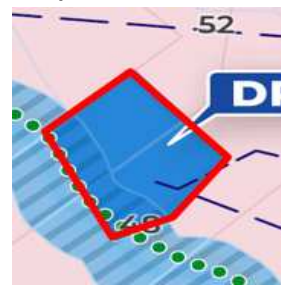
## Construction Project

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Earthworks		4500	m <sup>3</sup>	\$25	\$ 112,500
Earthworks Contingency	allow 5%				\$ 5,625
Basins					
i) Rip and compact Insitu Material	Assumes NA	1	Item	\$	-
ii) Construct Clay Layer (300mm Thickness)	Assumes NA	-	m <sup>2</sup>	\$	-
iii) Drainage Infrastructure (Inlet, Outlet, Control Pits, Weirs)		1	Item	\$40,000	\$ 40,000
iv) Maintenance Access		1	Item	\$10,000	\$ 10,000
v) Filter		-	m <sup>2</sup>	\$	-
Trunk Drainage					
i) T13	allow	1	Item	\$772,000	\$ 772,000
ii) T14	allow	1	Item	\$168,000	\$ 168,000
Topsoil (with onsite topsoil) & Seeding, etc	see note 10	6000	m <sup>2</sup>	\$5	\$ 30,000
Tree Removal	allow	1	Item	\$5,000	\$ 5,000
Asset Demolition/Alteration	Assumes NA	1	Item	\$	-
Relocate Existing Authority Services	No Allowance	1	Item	\$	-
Fencing	No Allowance		Lm	\$	-
Sub-total				\$	<b>1,143,125</b>
<b>OTHER THIRD PARTY COSTS</b>					
Geotechnical Report	see note 11	1	Item	\$	10,000
Salinity Report (if required)	allow	1	Item	\$	5,000
Flora & Fauna Report	allow	1	Item	\$	2,000
Cultural Heritage Initial Assessment (if req.)	Assumes NA	1	Item	\$	25,000
Vegetation Offset Contribution	allow	1	Item	\$	10,000
Crown Native Title Search Fee	allow	1	Item	\$	1,000
Land Use Activity Agreement (LUAA)	Assumes NA	1	Item	\$	-
Sub-total				\$	<b>53,000</b>
<b>PROFESSIONAL FEES</b>					
Council Supervision/Checking and Fees	3.25% of works and landscaping	1	Item	3.25%	\$ 40,100
Project Management/Supervision	see note 16	1	Item	\$	34,738
Engineering Design	see note 16	1	Item	\$	34,294
Surveying	allow	1	Item	\$	20,000
Town Planning	allow/see note 13	1	Item	\$	5,000
Sub-total				\$	<b>134,132</b>
<b>LANDSCAPING</b>					
Landscape Design	see note 10	1	Item	\$4,000	\$ 4,000
Landscaping	allow	6000	m <sup>2</sup>	\$15	\$ 90,000
Sub-total				\$	<b>94,000</b>
<b>PROJECT CONTINGENCY</b>	allow 20%	1	Item	20%	\$ 284,900
<b>TOTAL (Excl. GST)</b>				\$	<b>1,709,157</b>

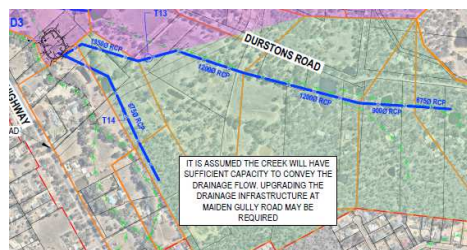
## Locality Map



## Land Map



## Project Map(s)





City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Northern Wetland and Sedimentation Basin (Golf Links Rd - Collocated with Active Open Space) - Incl trunk drainage  
PROJECT No. : DR-04

PROJECT TYPE:	Drainage		Land	
Costing Source:	Tomkinson Consultants - June 2020		Independent Valuer - 2020	
Project Units:	1	Drainage Facility	31,630	m2
Project Cost:	\$ 5,065,000	Jul-20	\$ 674,668	Jul-20
INDEX FACTOR	1.000	As per Indexation PPI	1.000	n/a
FINAL COST:	\$ 5,065,000	Jul-20	\$ 674,668	Jul-20
Adopted DCP Figure:	\$ 5,065,000		\$ 674,668	

Project Description	Northern Catchment - construction of floating wetlands, sedimentation basin and spine drainage. Northern Catchment - land area of 3.2ha is required for construction of floating wetlands, sedimentation basin and spine drainage.
Project Justification	Food mitigations, drainage and water quality management infrastructure required for Precinct as identified within the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates report prepared by Tomkinson Group, June 2020.
Project Trigger	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency

Land Project

Location	Dimensions	Area	Valuation Rate (\$/m2) *	Value
15 Bracewell Road (87) - Unencumbered	~135 x 240m (triangle)	17,977 m2	\$21.33	\$ 383,449
15 Bracewell Road (87) - Encumbered Veg	~135 x 240m (triangle)	13,653 m2	\$21.33	\$ 291,218
Total		31,630 m2		\$ 674,668

\* flat \$/m2 rate applied to all Project Land

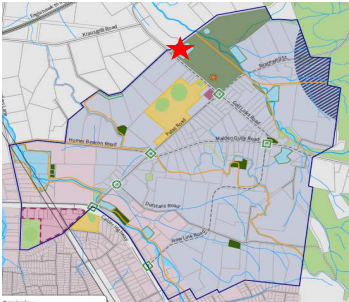
Catchment Areas: 87.7 ha

Construction Project

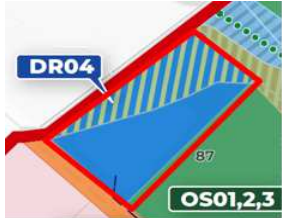
Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Earthworks		40000	m <sup>3</sup>	\$25	\$ 1,000,000
Earthworks Contingency	allow 5%	1	Item		\$ 50,000
Basins					
i) Rip and compact Insitu Material		12000	m <sup>2</sup>	\$8	\$ 96,000
ii) Construct Clay Liner		12000	m <sup>2</sup>	\$25	\$ 300,000
iii) Drainage Infrastructure (Inlet, Outlet, Control Pits, Weirs)		1	Item	\$130,000	\$ 130,000
iv) Maintenance Access		1	Item	\$20,000	\$ 20,000
v) Floating Treatment Media (FTM)		1000	m <sup>2</sup>	\$450	\$ 450,000
Drainage Outfall Infrastructure					
i) Construct Channel		130	Lm	\$200	\$ 26,000
ii) Headwalls/endwalls, Rock Beaching		1	Item	\$30,000	\$ 30,000
Trunk Drainage					
i) T7	allow	1	Item	\$166,500	\$ 166,500
ii) T8	allow	1	Item	\$219,000	\$ 219,000
iii) T9	allow	1	Item	\$231,500	\$ 231,500
Constructed Waterway Topsoil (with onsite topsoil) & Seeding, etc	allow	487	Lm	\$700	\$ 340,900
Tree Removal	allow	30000	m <sup>2</sup>	\$5	\$ 150,000
Relocate Existing Authority Services	allow	1	Item	\$10,000	\$ 10,000
Fencing	Assumes NA	1	Item	\$100,000	\$ 100,000
Traffic Management	allow	1	Item	\$4,000	\$ 4,000
Sub-total					\$ 3,323,900
<b>OTHER THIRD PARTY COSTS</b>					
Geotechnical Report	see note 11	1	Item		\$ 10,000
Salinity Report (if required)	allow	1	Item		\$ 5,000
Flora & Fauna Report	allow	1	Item		\$ 3,000
Cultural Heritage Initial Assessment (if req.)	see note 5/allow	1	Item		\$ 40,000
Vegetation Offset Contribution	allow	1	Item		\$ 15,000
Crown Native Title Search Fee	allow	1	Item		\$ 1,000
Land Use Activity Agreement (LUAA)	Assumes NA	1	Item		\$ -
<b>PROFESSIONAL FEES</b>					
Council Supervision/Checking and Fees	3.25% of works and landscaping	1	Item	3.25%	\$ 122,600
Project Management/Supervision	see note 15	1	Item		\$ 103,000
Engineering Design	see note 15	1	Item		\$ 99,800
Surveying	allow	1	Item		\$ 25,000
Town Planning	allow/see note 13	1	Item		\$ 2,500
Sub-total					\$ 352,900
<b>LANDSCAPING</b>					
Landscape Design	see note 10	1	Item	\$20,000	\$ 20,000
Landscaping	see note 10	30000	m <sup>2</sup>	\$15	\$ 450,000
Sub-total	allow				\$ 470,000
PROJECT CONTINGENCY	allow 20%	1	Item	20%	\$ 844,200
<b>TOTAL (Excl. GST)</b>				<b>\$ 5,065,000</b>	

For more detail regarding the above costing information please refer to complete concept design and costing package

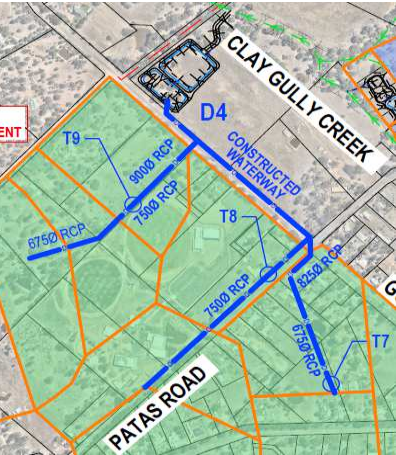
Locality Map



Land Map



Project Map(s)



City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Northern Sedimentation WSUD, Basin & Partial Retardation (Junction of Dead Horse Gully and Devonshire Gully waterways) - Incl trunk drainage  
PROJECT No. : DR-05

PROJECT TYPE:	Drainage	Land
Costing Source:	Tomkinsons Consultants - June 2020	Independent Valuer - 2020
Project Units:	1 Drainage Facility	12,141 m2
Project Cost:	\$ 1,457,263 Jul-20	\$ 294,785 Jul-20
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ 1,457,263 Jul-20	\$ 294,785 Jul-20
Adopted DCP Figure:	\$ 1,457,263	\$ 294,785

Project Description	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage. Northern Catchment - land area of 1.2ha is required for construction of raingarden and sedimentation basin and spine drainage
Project Justification	Food mitigations, drainage and water quality management infrastructure required for Precinct as identified within the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates report prepared by Tomkinson Group, June2020.
Project Trigger	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency

Land Project

Location	Dimensions	Area		Valuation Rate (\$/m2)	Value
43 Bracewell Road (136, 141, 145) - Unencumbered	~ 120 x 60m	6,609	m2	\$35.56	\$ 235,038
43 Bracewell Road (136, 141, 145) - Encumbered Waterway	~ 120 x 25m	3,852	m2	\$0.00	\$ -
43 Bracewell Road (136) - Encumbered Veg	~ 30 x 85m	1,680	m2	\$35.56	\$ 59,746
Total		12,141	m2		\$ 294,785

\* flat \$/m2 rate applied to Project Land (excluding waterway / floodplain land)

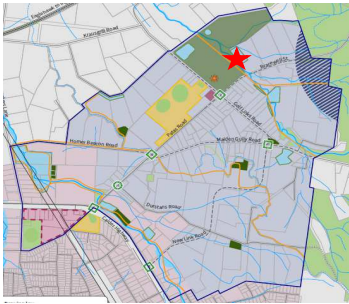
Catchment Areas: 31.5 ha

Construction Project

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Earthworks		6,600	m <sup>3</sup>	\$25	\$ 165,000
Earthworks Contingency	allow 5%	1	Item	5.00%	\$ 8,250
Basins					
i) Rip and compact Insitu Material		1,250	m <sup>2</sup>	\$8	\$ 10,000
ii) Construct Clay Layer (300mm Thickness)		1,250	m <sup>2</sup>	\$25	\$ 31,250
iii) Drainage Infrastructure (Inlet, Outlet, Control Pits, Weirs)		1	Item	\$50,000	\$ 50,000
iv) Maintenance Access		1	Item	\$10,000	\$ 10,000
v) Filter		40	m <sup>2</sup>	\$120	\$ 4,800
Trunk Drainage					
i) T1	allow	1	Item	\$196,000	\$ 196,000
ii) T2	allow	1	Item	\$319,500	\$ 319,500
Topsoil (with onsite topsoil) & Seeding, etc	see note 10	12,000	m <sup>2</sup>	\$5	\$ 60,000
Tree Removal	allow	1	Item	\$5,000	\$ 5,000
Relocate Existing Authority Services	No allowance		Item	\$	-
Fencing	No allowance		Lm	\$	-
Traffic Management	allow	1	Item	\$5,000	\$ 5,000
Sub-total					\$ 864,800
<b>OTHER THIRD PARTY COSTS</b>					
Geotechnical Report	see note 11 allow	1	Item	\$	\$ 8,000
Salinity Report (if required)	allow	1	Item	\$	\$ 5,000
Flora & Fauna Report	allow	1	Item	\$	\$ 2,000
Cultural Heritage Initial Assessment (if req.)	allow	1	Item	\$	\$ 25,000
Vegetation Offset Contribution	allow	1	Item	\$	\$ 10,000
Crown Native Title Search Fee	allow	1	Item	\$	\$ 1,000
Land Use Activity Agreement (LUAA)	Assumes NA				
Sub-total					\$ 51,000
<b>PROFESSIONAL FEES</b>					
Council Supervision/Checking Fees	3.25% of works and landscaping see note 16	1	Item	3.25%	\$ 34,000
Project Management/Supervision	allow see note 16	1	Item	\$	\$ 29,619
Engineering Design	allow	1	Item	\$	\$ 25,944
Surveying	allow	1	Item	\$	\$ 20,000
Town Planning	allow/see note 13	1	Item	\$	\$ 5,000
Sub-total					\$ 114,563
<b>LANDSCAPING</b>					
Landscape Design	see note 10 allow	1	Item	\$4,000	\$ 4,000
Landscaping	see note 10 allow	12,000	m <sup>2</sup>	\$15	\$ 180,000
Sub-total					\$ 184,000
PROJECT CONTINGENCY	allow 20%	1	Item	20%	\$ 242,900
<b>TOTAL (Excl. GST)</b>					<b>\$ 1,457,263</b>

For more detail regarding the above costing information please refer to complete concept design and costing package

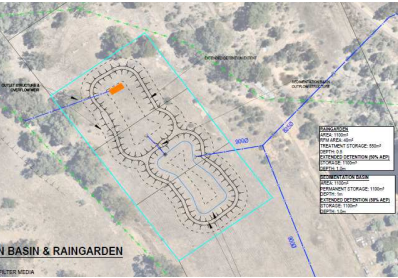
Locality Map



Land Map



Project Map(s)





## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Northern Sedimentation WSUD, Basin & Partial Retardation (East of Bracewell Road - Maiden Gully Creek) - Incl trunk drainage  
**PROJECT No. :** DR-06

<b>PROJECT TYPE:</b>	Drainage	Land
<b>Costing Source:</b>	Tomkinsons Consultants - June 2020	Independent Valuer - 2020
<b>Project Units:</b>	1 Drainage Facility	14,445 m2
<b>Project Cost:</b>	\$ 1,419,225 Jul-20	\$ 152,000 Jul-20
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 1,419,225 Jul-20	\$ 152,000 Jul-20
<b>Adopted DCP Figure:</b>	\$ 1,419,225	\$ 152,000

<b>Project Description</b>	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage. Northern Catchment - land area of 1.45ha is required for construction of raingarden and sedimentation basin and spine drainage.
<b>Project Justification</b>	Food mitigations, drainage and water quality management infrastructure required for Precinct as identified within the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates report prepared by Tomkinson Group, June 2020.
<b>Project Trigger</b>	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency

## Land Project

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
Bonazza Road (192) - Unencumbered	~80 x 130m	9,108 m2	\$16.69	\$ 152,000
Bonazza Road (192) - Encumbered Waterway	varies	5,337 m2	\$0.00	-
<b>Total</b>		<b>14,445 m2</b>		<b>\$ 152,000</b>

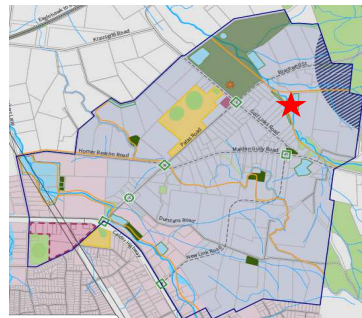
Catchment Areas: 29.5 ha

## Construction Project

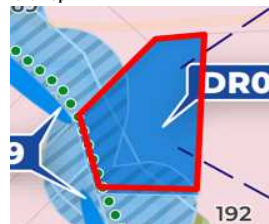
Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Earthworks		8000	m <sup>3</sup>	\$25	\$200,000
Earthworks Contingency	allow 5%	1	Item	5.00%	\$10,000
Basins					
i) Drainage Infrastructure (Inlet, Outlet, Control Pits, Weirs)		1	Item	\$50,000	\$50,000
ii) Maintenance Access		1	Item	\$10,000	\$10,000
iii) Filter		100	m <sup>2</sup>	\$120	\$12,000
iv) Compact Clay Liner (min 300mm Thick)		2500	m <sup>2</sup>	\$25	\$62,500
v) Rip & Compact Insitu Material		2500	m <sup>2</sup>	\$8	\$20,000
Trunk Drainage					
i) T3	allow	1	Item	\$111,000	\$111,000
ii) T4	allow	1	Item	\$305,500	\$305,500
Topsoil (with onsite topsoil) & Seeding, etc	see note 10 allow	12000	m <sup>2</sup>	\$5	\$60,000
Tree Removal	see note 8 allow	1	Item	\$5,000	\$5,000
Asset Demolition/Alteration	No allowance	1	Item		\$0
Relocate Existing Authority Services	No allowance	1	Item		\$0
Fencing	No allowance		Lm		\$0
Sub-total					<b>\$846,000</b>
<b>OTHER THIRD PARTY COSTS</b>					
Geotechnical Report (if req.)	see note 11 allow	1	Item		\$8,000
Salinity Report (if required)	allow	1	Item		\$5,000
Flora and Fauna Report	allow	1	Item		\$2,000
Cultural Heritage Initial Assessment	allow	1	Item		\$25,000
Vegetation Offset Contribution	allow	1	Item		\$5,000
Crown Land Native Title Search Fee	allow	1	Item		\$1,000
Land Use Activity Agreement (LUA)	Assumes NA	1	Item		\$0
Sub-total					<b>\$46,000</b>
<b>PROFESSIONAL FEES</b>					
Council Supervision/Checking Fees	3.25% of works and landscaping	1	Item	3.25%	\$33,400
Project Management/Supervision	see note 15 allow	1	Item		\$1,285
Engineering Design	see note 15 allow	1	Item		\$0
Surveying	allow/see note 13	1	Item		\$15,000
Town Planning	13	1	Item		\$3,000
Sub-total					<b>\$105,625</b>
<b>LANDSCAPING</b>					
Landscape Design	allow	1	Item	\$5,000	\$5,000
Landscaping	see note 10 allow	12000	m <sup>2</sup>	\$15	\$180,000
Sub-total					<b>\$185,000</b>
<b>PROJECT CONTINGENCY</b>	allow 20%	1	Item	20%	<b>\$236,600</b>
<b>TOTAL (Excl. GST)</b>				<b>\$</b>	<b>1,419,225</b>

For more detail regarding the above costing information please refer to complete concept design and costing package

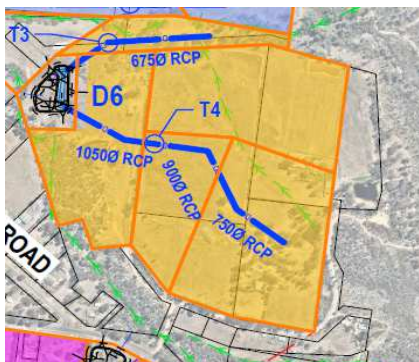
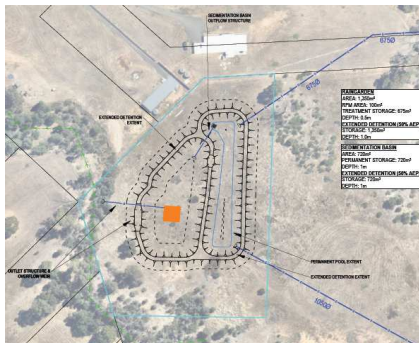
## Locality Map



## Land Map



## Project Map(s)



City of Greater Bendigo  
**MAIDEN GULLY DCP COSTING PACKAGE**

DATE: 01-July-2020

**PROJECT NAME:** Northern Sedimentation WSUD, Basin & Partial Retardation (Maiden Gully Road) - Incl trunk drainage  
**PROJECT No. :** DR-07

<b>PROJECT TYPE:</b>	Drainage	Land
<b>Costing Source:</b>	Tomkinson Consultants - June 2020	Independent Valuer - 2020
<b>Project Units:</b>	1 Drainage Facility	16,135 m2
<b>Project Cost:</b>	\$ 1,895,900 Jul-20	\$ 478,000 Jul-20
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 1,895,900 Jul-20	\$ 478,000 Jul-20
<b>Adopted DCP Figure:</b>	\$ 1,895,900	\$ 478,000

<b>Project Description</b>	Northern Catchment - construction of raingarden and sedimentation basin and spine drainage. Northern Catchment - land area of 1.61ha is required for construction of raingarden and sedimentation basin and spine drainage.
<b>Project Justification</b>	Flood mitigations, drainage and water quality management infrastructure required for Precinct as identified within the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates report prepared by Tomkinson Group, June 2020.
<b>Project Trigger</b>	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency

**Land Project**

Location	Dimensions	Area		Valuation Rate (\$/m2)	Value
186 - 200 Maiden Gully Road (189) - Unencumbered	~ 70 x 85m	9,229	m2	\$29.63	\$273,409
186 - 200 Maiden Gully Road (189) - Encumbered Veg	~ 30 x 100m	6,906	m2	\$29.63	\$204,591
<b>Total</b>		<b>16,135</b>	<b>m2</b>		<b>\$478,000</b>

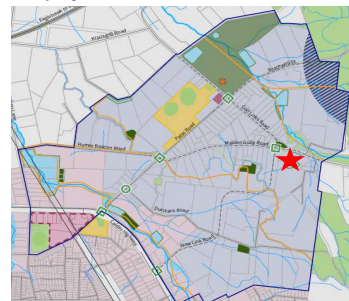
\* flat \$/m2 rate applied to all Project Land

**Catchment Areas:** 0 ha

**Construction Project**

Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Earthworks		15500	m <sup>3</sup>	\$25	\$387,500
Earthworks Contingency	allow 5%				\$19,375
Basins					
i) Drainage Infrastructure (Inlet, Outlet, Control Pits, Weir)		1	Item	\$40,000	\$40,000
ii) Filter		200	m <sup>2</sup>	\$120	\$24,000
iii) Construct Clay Liner (Min 300mm Thick)		1800	m <sup>2</sup>	\$25	\$45,000
iv) Rip & compact insitu material		1800	m <sup>2</sup>	\$8	\$14,400
ii) Maintenance Access		1	Item	\$6,000	\$6,000
Outfall Drainage Infrastructure					
i) Road pipe/culvert crossing		15	Lm	\$800	\$12,000
ii) Culvert headwalls, Rock Beaching		1	Item	\$10,000	\$10,000
Trunk Drainage					
i) T5	allow	1	Item	\$394,500	\$394,500
ii) T6	allow	1	Item	\$103,000	\$103,000
Topsail (with onsite topsail) & Seeding, etc	see note 10	15000	m <sup>2</sup>	\$5	\$75,000
Tree Removal	allow	1	Item	\$10,000	\$10,000
Relocate Existing Authority Services	No allowance		Item		\$0
Fencing	No allowance		Lm	\$120	\$0
Traffic Management	allow	1	Item	\$5,000	\$5,000
Sub-total					<b>\$1,145,775</b>
<b>OTHER THIRD PARTY COSTS</b>					
Geotechnical Report (if req.)	see note 11				\$10,000
Salinity Report (if required)	allow				\$5,000
Flora & Fauna Report (if req.)	see note 5				\$3,000
Cultural Heritage Initial Assessment	allow				\$25,000
Vegetation Offset Contribution	allow				\$25,000
Crown Native Title Search Fee	allow				\$1,000
Land Use Activity Agreement (LUAA)	Assumes NA				
Sub-total					<b>\$69,000</b>
<b>PROFESSIONAL FEES</b>					
Council Supervision/Checking and Fees	3.25% of works and landscaping				\$44,600
Project Management/Supervision	see note 15				\$38,531
Engineering Design	allow				\$34,373
Surveying	allow				\$15,000
Town Planning	allow/see note 13				\$2,500
Sub-total					<b>\$135,100</b>
<b>LANDSCAPING</b>					
Landscape Design	allow	1	Item	\$5,000	\$5,000
Landscaping	allow	15000	m <sup>2</sup>	\$15	\$225,000
Sub-total					<b>\$230,000</b>
<b>PROJECT CONTINGENCY</b>	allow 20%				<b>\$316,000</b>
<b>TOTAL (Excl. GST)</b>				<b>\$</b>	<b>1,895,900</b>

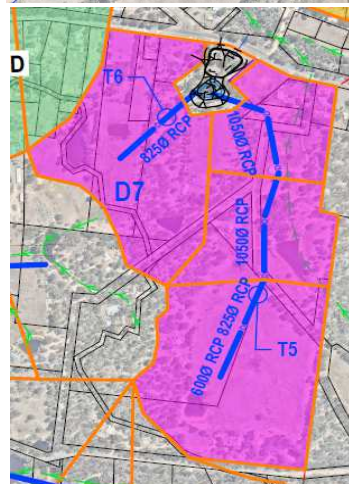
**Locality Map**



**Land Map**



**Project Map(s)**



For more detail regarding the above costing information please refer to complete concept design and costing package

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** Clay Gully Creek Embankments  
**PROJECT No. :** DR-08

<b>PROJECT TYPE:</b>	Drainage	Land
<b>Costing Source:</b>	Tomkinson Consultants - June 2020	Independent Valuer - 2020
<b>Project Units:</b>	1 Drainage Facility	83,000 m2
<b>Project Cost:</b>	\$ 1,904,400 Jul-20	\$ 113,000 Jul-20
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 1,904,400 Jul-20	\$ 113,000 Jul-20
<b>Adopted DCP Figure:</b>	\$ 1,904,400	\$ 113,000

<b>Project Description</b>	Embankment - construction of earth wall embankment for stormwater retardation for the northern catchment. Project includes acquisition of a 8ha easement and 0.3ha carriageway easement for access to the new infrastructure.
<b>Project Justification</b>	Food mitigations, drainage and water quality management infrastructure required for Precinct as identified within the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates report prepared by Tomkinson Group, June2020.
<b>Project Trigger</b>	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency

## Land Project

Location	Dimensions	Area	Valuation Rate (\$/m2)	Value
Schumker Lane - Drainage Easement	~ 420 x 240m	80,000 m2	\$1.18	\$94,000
93 Christie St, Myers Flat (carriageway easement)	~ 10 x 300m	3,000 m2	\$6.33	\$19,000
<b>TOTAL</b>		83,000 m2		<b>\$113,000</b>

\* flat \$/m2 rate applied to all Project Land

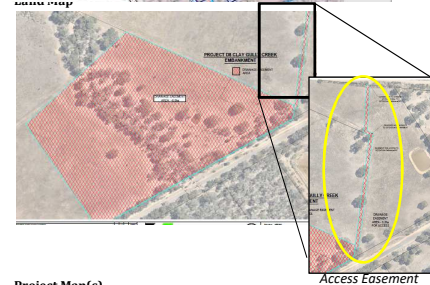
<b>Catchment Areas:</b>	N/A	ha
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## Construction Project

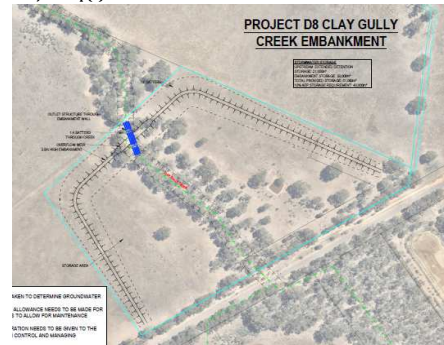
Item	Notes	Quantity	Unit	Rate	Cost
<b>CONSTRUCTION WORKS</b>					
Earthworks		50000	m <sup>3</sup>	\$20	\$1,000,000
Earthworks Contingency	allow 5%				\$50,000
Drainage Infrastructure (Weir, Inlet/Outlet Control Structures)		1	Item	\$60,000	\$60,000
Maintenance Access to Basin		1	Item	\$10,000	\$10,000
Topsoil & seeding		40000	m <sup>2</sup>	\$5	\$200,000
Retaining Wall	No allowance		Lm		\$0
Tree Removal	allow	1	Item	\$10,000	\$10,000
Asset Demolition/Alteration	Assumes NA		Item		\$0
Modify Existing Authority Services	Assumes NA		Item		\$0
Fencing	No allowance		Lm		\$0
Remove Contaminated Soil	No allowance		m <sup>3</sup>		\$0
Sub-total					<b>\$1,330,000</b>
<b>OTHER THIRD PARTY COSTS</b>					
Geotechnical Report (if required)	allow	1	Item		\$10,000
Salinity Report (if required)	allow	1	Item		\$5,000
Flora & Fauna Report (if required)	see note 5	1	Item		\$3,000
Cultural Heritage Initial Assessment (if required)	allow	1	Item		\$40,000
Vegetation Offset Contribution	see note 8	1	Item		\$20,000
Crown Land Native Title Search Fee	allow	1	Item		\$300
Land Use Activity Agreement (LUAA)	Assumes NA		Item		\$0
Structural Engineering Report	allow	1	Item		\$10,000
ANCOLD (if required)	allow	1	Item		\$15,000
Sub-total					<b>\$103,300</b>
<b>PROFESSIONAL FEES</b>					
Supervision/Checking Fees	3.25% of works and landscaping	1	Item	3.25%	\$37,050
Project Management/Supervision	see note 10	1	Item		\$38,706
Engineering Design	allow	1	Item		\$39,900
Surveying	allow	1	Item		\$10,000
Town Planning	allow	1	Item		\$3,000
Sub-total					<b>\$128,656</b>
<b>LANDSCAPING</b>					
Landscape Design	allow	1	Item		\$5,000
Landscaping	allow	1	Item		\$20,000
Sub-total					<b>\$25,000</b>
<b>PROJECT CONTINGENCY</b>	allow 20%	1	Item	20%	<b>\$317,391</b>
<b>TOTAL (Excl. GST)</b>				<b>\$</b>	<b>1,904,400</b>

For more detail regarding the above costing information please refer to complete concept design and costing package

## Locality Map



## Project Map(s)





City of Greater Bendigo  
MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

PROJECT NAME: Northern Sedimentation WSUD and Basin (Devonshire Gully - West side)  
PROJECT No. : DR-09

PROJECT TYPE:	Drainage	Encumbered Land (waterway)
Costing Source:	CoGB	N/A
Project Units:	1 Drainage Facility	5,000 m2
Project Cost:	\$ 750,000 Jul-20	Jul-20
INDEX FACTOR	1.000 As per Indexation PPI	1.000 n/a
FINAL COST:	\$ 750,000 Jul-20	N/A Jul-20
Adopted DCP Figure:	\$ 750,000	\$ -

Project Description	Northern Catchment - construction of linear WSUD and drainage basins. Northern Catchment - land area of XX ha is required for construction of drainage basins.
Project Justification	Food mitigations, drainage and water quality management infrastructure required for Precinct as identified within the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates report prepared by Tomkinson Group, June2020.
Project Trigger	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency

Land Project			Cost Year :		Jul-20
Location	Dimensions	Area		Valuation Rate (\$/m2)	Value #
Various	10-15m linear corrdior	5,000	m2	N/A	N/A

# Land located within 30m encumbered buffer / floodplain from waterway.

Catchment Areas:	14 ha
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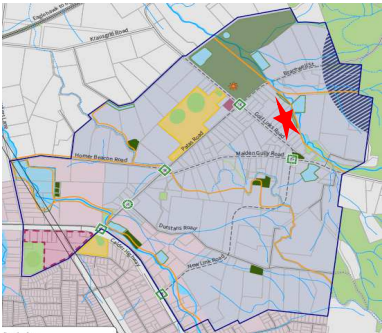
Construction Project					
Item	Notes	Quantity	Unit	Rate	Cost

D5 and D6 services ~30ha catchments, which is approximately double this catchmetn area.  
D5 and D6 costs ~\$1.4M for a drainage basin and associated trunk pipe works.

Based on the above comparison, a cost of \$750K has been adopted for these drainage works. Final costs to be determine at a later date.

The proposed solution would involve a linear drainage basin (or series of basins) that would manage stromwater flows and water quality, then overflow into the creek for major storm events.

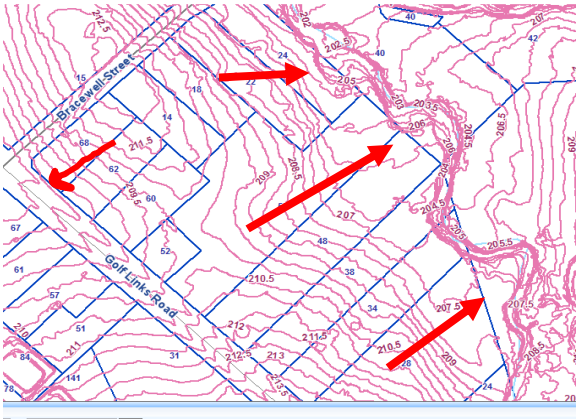
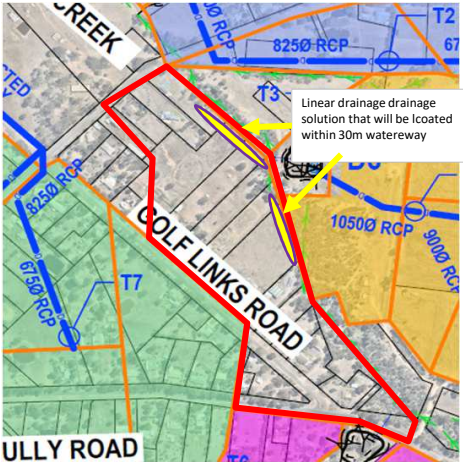
Locality Map



Land Map



Project Map(s)



# City of Greater Bendigo

## MAIDEN GULLY DCP COSTING PACKAGE

DATE: 01-July-2020

**PROJECT NAME:** North-West WSUD and Basin (Hillcrest Rd)

**PROJECT No. :** DR-10

<b>PROJECT TYPE:</b>	Drainage	Land
<b>Costing Source:</b>	CoGB	Independent Valuer - 2020
<b>Project Units:</b>	1 Drainage Facility	7,088 m2
<b>Project Cost:</b>	\$ 750,000 Jul-20	\$ 103,000 Jul-20
<b>INDEX FACTOR</b>	1.000 As per Indexation PPI	1.000 n/a
<b>FINAL COST:</b>	\$ 750,000 Jul-20	\$ 103,000 Jul-20
<b>Adopted DCP Figure:</b>	\$ 750,000	\$ 103,000

<b>Project Description</b>	North West Catchment - construction of WSUD and drainage basin. North-West - land area of 0.7ha is required for construction of drainage basin.
<b>Project Justification</b>	Food mitigations, drainage and water quality management infrastructure required for Precinct as identified within the Maiden Gully Township Projects Contributions Plan Drainage Engineering Concept Design & Cost Estimates report prepared by Tomkinson Group, June 2020.
<b>Project Trigger</b>	As required to meet the flood mitigation and water quality needs of the development, or at the discretion of the Development Agency

### Land Project

Location	Dimensions	Area	Valuation Rate (\$/m2) *	Value
57 Hillcrest Rd (30) - Unencumbered	varies	3,845 m2	\$16.38	\$ 63,000
69 Hillcrest Rd (20) - Unencumbered	varies	437 m2	\$12.33	\$ 5,390
69 Hillcrest Rd (20) - Encumbered Veg	varies	2,806 m2	\$12.33	\$ 34,610
<b>Total</b>		<b>7,088 m2</b>		<b>\$ 103,000</b>

\* flat \$/m2 rate applied to 69 Hillcrest Rd Project Land

Catchment Areas: 12 ha

### Construction Project

Item	Notes	Quantity	Unit	Rate	Cost
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D5 and D6 services ~30ha catchments, which is approximately double this catchment area.

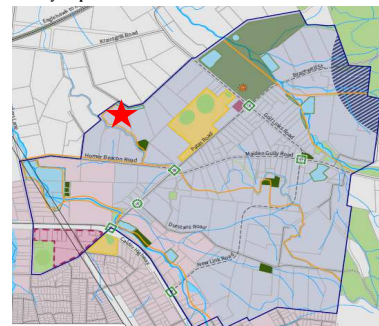
D5 and D6 costs ~\$1.4M for a drainage basin and associated trunk pipe works.

Based on the above comparison, a cost of \$750K has been adopted for these drainage works. Final costs to be determine at a later date.

The proposed solution would involve a linear drainage basin that would retain major storm events and water quality, and discharge downstream via natural overland flow path.

The drainage infrastructure would be located within the bushfire management setback for new development on the south side of Hill Crest Road.

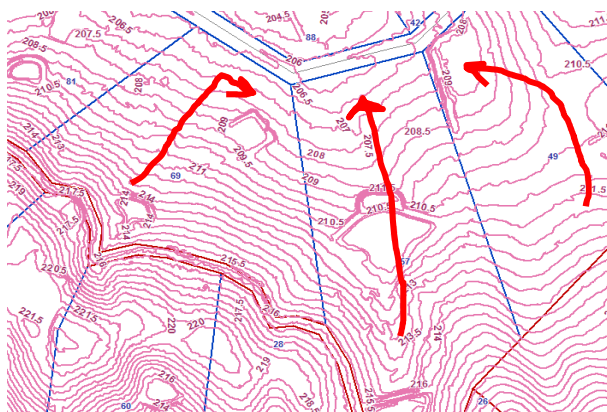
Locality Map



Land Map



Project Map(s)





# mesh

Level 2, 299 Clarendon Street, South Melbourne, VIC 3205  
phone. +61 3 9070 1166 [meshplanning.com.au](http://meshplanning.com.au)

