CARDINIA ROAD PRECINCT

DEVELOPMENT CONTRIBUTIONS PLAN

SEPTEMBER 2008 (Amended December 2023)






CARDINIA

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Revision 1.4 June 2017 (Amended by DELWP) to accord with changes to the Community Infrastructure Levy amounts.
Revision 1.5 December 2023 (Amended by DTP) to exclude Small second dwellings.

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1. Introduction

1.1 Background

This Cardinia Road Precinct Development Contributions Plan (DCP) has been developed to support the funding of infrastructure in the Cardinia Road Precinct Structure Plan area.

The Cardinia Road Precinct Structure Plan has been prepared by the Cardinia Shire Council in conjunction with the Growth Areas Authority (GAA), government agencies, service authorities and major stakeholders to guide future development in the Cardinia Road Precinct and sets the long - term strategic framework for the development of the Cardinia Road Precinct in relation to:

- land use (such as residential development of varying densities, industrial, retail, commercial uses, open space, education facilities and community facilities);
- transport (such as the primary arterial and local arterial road network, collector roads & proposed public transport);
- activity centres (Neighbourhood Activity Centres and Neighbourhood Convenience Centres);
- open space (passive & active), waterways and environmentally sensitive areas.

Improved social, economic, environmental and urban design outcomes are achieved through the provision of infrastructure early in the development of a new community. The delivery of key infrastructure in a timely and efficient manner is fundamental to sustainable outcomes in urban growth areas including the Cardinia Road Precinct.

The Cardinia Road Precinct Structure Plan identifies a range of physical and social infrastructure required as part of the development of the Cardinia Road Precinct. Not all of this infrastructure will be funded through the DCP.

This infrastructure is provided through a number of mechanisms including:

- subdivision construction works by developers;
- development contributions (community infrastructure levy and development infrastructure levy);
- utility service provider contributions; and

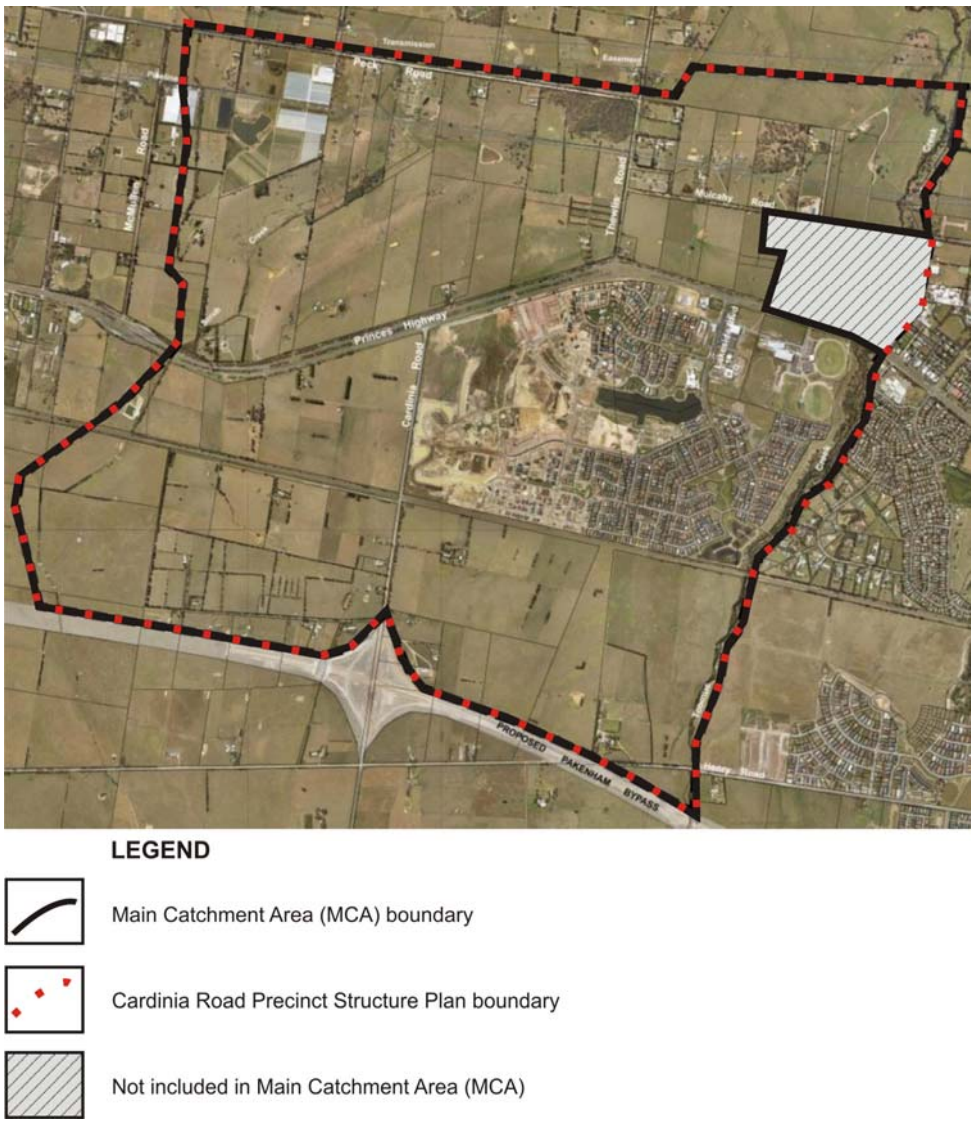
- capital works projects by Council, state government agencies and community groups.

The DCP will collect levies to ensure that the infrastructure set out in this DCP is funded to enable Cardinia Shire Council to provide the infrastructure. However this DCP is not the sole source of funding for all infrastructure in the Cardinia Road Precinct. The full range of infrastructure identified in the Cardinia Road Precinct Structure Plan will only be delivered if infrastructure is provided by a variety of funding sources. Decisions have been made about the type of infrastructure which will be funded by this DCP, those decisions are in line with the Ministerial Direction for Development Contributions.

This DCP has been developed in accordance with the provisions of Part 3B of the Planning and Environment Act and the Victorian State Government *Development Contributions Guidelines (2003)*.

1.2 The DCP Area

Figure 1 Cardinia Road Precinct DCP - Main Catchment Area



The DCP applies to the parcel of land within the Officer/Pakenham area as outlined in Figure 1 – Cardinia Road Precinct DCP Main Catchment Area.

The area is bounded by:

- Peck Rd and the transmission easement to the north;
- Toomuc Creek to the east;
- The Pakenham bypass to the south;
- Gum Scrub Creek to the west.

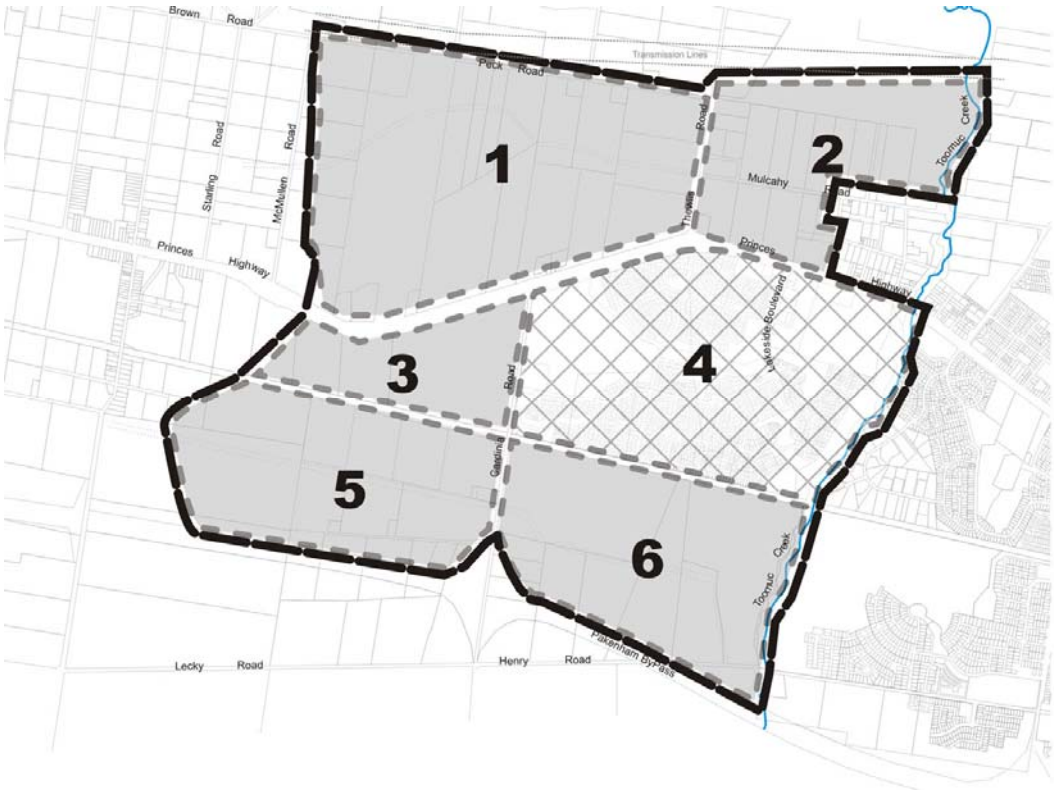
This area forms the Main Catchment Area of the DCP.

1.3 DCP Charge Areas (Cells)

For the purpose of administering the DCP, the main catchment area has been divided into 6 neighbourhoods which form individual Cells. These 6 Cells are divided naturally by the transport grid within the DCP area. The Princes Highway and the Pakenham train line divide the Cells on the north-south axis while Thewlis Road (north of Princes Highway) and Cardinia Road (south of Princes Highway) divide the Cells on the east-west axis.

Figure 2 shows the location of the 6 Cells in the DCP area.

Figure 2 Cardinia Road Precinct DCP Cells



1.4 Cell 4

Land within Cell 4 is subject to the existing approved Pakenham Township Development Contributions Plan. There is also an existing development agreement which specifies infrastructure works to be provided as part of the development of the land within this Cell.

This infrastructure includes:

- Intersection works (traffic signals) at the intersection of Princes Highway and Lakeside Boulevard;
- Construction of Lakeside Boulevard and Shearwater Drive as a Local Arterial Road (divided);
- Provision of a District Park including a lake;
- Provision of land for a Cultural Centre, Police and Emergency Services Precinct and land to form part of the proposed railway station;
- Construction of a Neighbourhood Sports Reserve on the corner of Cardinia Road and Shearwater Drive;
- Construction of park improvements in local parks within Cell 4;
- Landscape works and a pedestrian and bicycle path along the Toomuc Creek corridor that abuts Cell 4.

Cell 4 has been included in the DCP for the purpose of ensuring an equitable distribution of costs for infrastructure works. However, costs attributed to Cell 4 in the DCP are to be met from other funding sources.

1.5 North-Eastern Industrial Area

The North-Eastern industrial area adjacent to Cell 2 has been excluded from the Cardinia Road Precinct DCP on the basis that it is a pre existing development that is covered under an existing development agreement.

1.6 DCP Timeframe

For the purposes of the DCP a 15 year life has been adopted. This period commences from the date that the DCP is incorporated into the Cardinia Planning Scheme.

2. Statutory Framework

2.1 Planning and Environment Act 1987

Part 3B of the *Planning and Environment Act 1987* outlines the statutory provisions relating to development contributions. In summary, Part 3B provides for, amongst other things:

- The inclusion of a DCP in the planning scheme, for the purpose of levying contributions for the provision of works, services and facilities (Section 46I);
- The provision to impose either a development infrastructure levy or a community infrastructure levy (Section 46J);
- The contents required of a DCP (Section 46K);
- In the case of the construction of the dwelling the community levy must not exceed the amount specified per dwelling (Section 46L).
- The provision for the Minister to issue written directions relating to the preparation and content of a DCP (Section 46M);
- The collection of a development infrastructure levy, by way of a condition on a planning permit either requiring the payment of a levy within a specified time, or entering into an agreement to pay the levy within a specified time (Section 46N).

2.2 State Planning Policy Context

The Minister's Direction dated 15 May 2003 outlines what may be funded with a development contribution levy, namely:

- Acquisition of land for roads, public transport corridors, drainage, public open space, community facilities;
- Construction of roads, including bicycle, footpaths and traffic management devices;
- Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops;
- Basic improvements to public open space, including earthworks, landscaping, fencing, seating and playground equipment;
- Drainage works;

- Buildings and works for maternal and child health centre, child care centre, kindergarten or a combination of these.

The Victorian State Government has published a set of documents which make up the *Development Contributions Guidelines (2003).* The *Development Contributions Guidelines (2003)* are available through the Department of Planning and Community Development (DPCD) website.

These documents provide guidance as to how DCPs are to be prepared and administered including the matters that DCPs are to consider.

Variation to the Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the Planning and Environment Act 1987, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the Planning and Environment Act 1987.
The collecting agency must publish the adjusted amount of the CIL payable under this DCP on its website.

3. Local Strategic Context

3.1 Local Planning Context

A number of strategic planning documents have been prepared by, or on behalf of Council that identify the need, standard and costs for the infrastructure items that are included in this DCP.

The strategic documents that have informed the provision of infrastructure items to be financed by the DCP are:

- Cardinia Shire, Recreational Open Space Strategy (EDAW, October 2000);
- Cardinia Shire Pedestrian and Bicycle Strategy, Actions Report (Parklinks Pty Ltd, May 2003);
- Cardinia Shire, Key Commercial and Industrial Land Uses and the Urban Growth Corridor (Essential Economics, June 2003);
- Pakenham Growth Corridor - Provision of District Sporting Reserves Study (EDAW, Aug 2003);
- Landscape Assessment Casey – Cardinia Urban Growth Area, Summary Report for Shire of Cardinia, City of Casey and DSE (Land Design Partnership Pty Ltd, July 2004);
- Cardinia Shire Council, Social Planning Framework for Growth Areas 2004 - 2030 (Collaborations: Planning with your community Pty Ltd, Sept 2004);
- Cardinia Growth Corridor Sports Strategy (Stratcorp, June 2005);
- Officer Recreation Reserve, Open Space Planning, Indicative Opinion of Probable Costs (Land Design Partnership, September 2005);
- Valuation Reports (Westlink Consulting, December 2007);
- Cardinia Road Rail Crossing, Cardinia Road Underpass Feasibility Report (SKM, Feb 2007);
- Fauna Assessment for the Cardinia Road Precinct Structure Plan, Cardinia Shire (Ecology Partners, Mar 2007);
- Cardinia Urban Growth Area, Retail Review, Final Report (MacroPlan Aust, Mar 2007);
- Cardinia Road Precinct Development Contribution Plan Future Traffic Estimates and Road Infrastructure Requirements (John Piper Traffic Pty Ltd, August 2007, Version 7).

This DCP has been prepared in close consultation with Council officers from relevant departments of the Cardinia Shire Council. Council officers have also provided strategic planning information and advice regarding costs for this DCP where appropriate.

4. Need and Nexus

4.1 Introduction

4.1.1 Need & Nexus

Council has identified a need for each of the community and development infrastructure projects that have been included in this DCP. Council has identified that each item is needed in order to provide for the wellbeing, health and safety of the future community.

The cost apportionment methodology adopted in this DCP relies on the nexus principle. A Cell or a group of Cells within this DCP is deemed to have a nexus with an infrastructure item if the occupants of the Cell are likely to make use of the infrastructure item.

Developers have the option to develop at various dwelling densities within the range specified in the Cardinia Road Precinct Structure Plan. Therefore, in order to fairly levy developers achieving varying densities while maintaining financial certainty for Council, a standard 'per hectare of net developable land' demand unit is used, in respect of development infrastructure.

A standard 'per dwelling' demand unit is used for the assessment of the community infrastructure levy.

For commercial development, a demand unit is calculated by reference to equivalence ratios. The equivalence ratios are specified in Table 6.

The area of land within the Cells of the DCP and projected dwelling yields are outlined in this section.

4.2 Land Budget

Table 1 below shows the budget of allocated land uses for the 6 Cells of the DCP.

A detailed breakdown of this Land Budget and a Land Budget Plan is provided in Appendix A.

Table 1 Cardina Road Precinct DCP Land Budget

	Cell 1 (ha)	Cell 2 [1] (ha)	Cell 3 (ha)	Cell 4 [2] (ha)	Cell 5 (ha)	Cell 6 (ha)	Total (ha)
Total Area	284.4	121.3	68.8	257.1	147.4	171.8	1,050.8
Encumbered Open Space (ha)	39.0	6.4	6.4	21.6	18.4	9.7	101.5
District Open Space (ha)	16.2	0.0	8.0	34.4	8.0	8.0	74.6
Local Arterial Roads (ha)	8.8	1.5	0.0	2.1	6.0	7.0	25.4
Community Facilities (ha)	3.9	2.2	0.3	9.4	3.9	13.9	33.6
Major Easements (ha)	4.5	3.3	0.0	0.0	0.0	0.0	7.8
Total Deductions	72.4	13.4	14.7	67.5	36.3	38.6	242.9
Net Developable Area	212.0	107.9	54.1	189.6	111.1	133.2	807.9

[1] Excludes Industrial Area (of 39.8 ha)

[2] Existing Urban Area

4.3 Net Developable Area

In the DCP contributions are payable on all Net Developable Area on any given site. For the purpose of this DCP the Net Developable Area of all residential land has been used to determine the development and population projections for the DCP.

The Net Developable Area for residential uses and commercial uses is shown in Table 2.

Table 2 Breakdown of Net Developable Area for Residential and Commercial Uses

	Cell 1 (ha)	Cell 2 [1] (ha)	Cell 3 (ha)	Cell 4 [2] (ha)	Cell 5 (ha)	Cell 6 (ha)	Total (ha)
Total Net Developable Area (NDA)	**212.0**	**107.9**	**54.1**	**189.6**	**111.1**	**133.2**	**807.9**
Total Core Business & Peripheral Commercial NDA	**0.5**	**19.2**	**3.8**	**9.8**	**3.7**	**8.1**	**45.1**
Residential Land	**211.5**	**88.7**	**50.3**	**179.8**	**107.4**	**125.1**	**762.8**
8% Local Public Open Space of Residential Land	16.9	7.1	4.0	14.4	8.6	10.0	61.0
Total Residential NDA	**194.6**	**81.6**	**46.3**	**165.4**	**98.8**	**115.1**	**701.8**

[1] Excludes Industrial Area (of 39.8 ha)

[2] Existing Urban Area

Levies for commercial uses are to be paid in accordance with the demand unit derived from equivalence ratios. This is explained later in Section 4.6.

4.4 Residential Development & Population Projections

Of the Net Developable Area (807.9 hectares) 701.8 hectares is identified for residential development (Residential Net Developable Area).

The Cardinia Road Precinct Structure Plan provides for a range of lot sizes and housing types to satisfy the needs and aspirations of the community. Three categories of residential development have been defined by the Structure Plan:

- Medium Density
- Standard Density
- Low Density

As a general overview:

- Medium Density is defined as an average of 20 dwellings per hectare.
- Standard Density is defined as an average of 15 dwellings per hectare.
- Low Density is defined as 5 dwellings per hectare. Low density residential development (over 1,000 sq m) is to be provided in areas that have significant slope; contain significant vegetation; are on prominent ridgelines; or, interface with green wedge areas.

Table 3 summarises the projected dwelling yield for the Net Residential Developable Area for each of the Cells based on the density that is expected to be achieved.

Table 3 Projected Residential Development Yield

	Cell 1 (ha)	Cell 2 (ha)	Cell 3 (ha)	Cell 4 (ha)	Cell 5 (ha)	Cell 6 (ha)
Residential Net Developable Area [1]	194.6	81.6	46.3	165.4	98.8	115.1
Low Density Residential [2]	38%	36%	0%	Existing Urban Area	0%	0%
Standard Density Residential (avg 15 dw / ha)	48%	52%	54%		89%	77%
Medium Density Residential (avg 20 dw / ha)	14%	12%	46%		11%	23%

[1] Includes an 8% deduction for local public open space

[2] Low Density Residential Development is confined to Cell 1 and Cell 2, north of the Princes Highway

From the density distribution outlined in Table 3, projections have been made to establish:

- the projected number of lots for each Cell;
- the estimated number of lots per hectare in each Cell; and
- the estimated population of each Cell. This information is outlined in Table 4.

Table 4 Projected Residential Lots and Population

	Cell 1[1]	Cell 2[2]	Cell 3	Cell 4[3]	Cell 5	Cell 6	Total
Residential Net Developable Area [4]	194.6	81.6	46.3	165.4	98.8	115.1	701.8
Projected Lots [5]	2321	979	685	2409	1556	1888	9838
Dwellings per ha	11.9	12.0	14.8	14.6	15.7	16.4	14.0
Estimated population (2.8 persons per dwelling) [6]	6499	2741	1918	6745	4357	5286	27546
Estimated % Share of Population [7]	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%	100%

[1] Includes 38% Low Density Lots.

[2] Includes 36% Low Density Lots.

[3] Existing Urban Area.

[4] Includes an 8% deduction for local public open space.

[5] Based on the minimum estimate of existing urban development, proposed subdivision layout and estimated development proposed on integrated development sites for Cell 4, 5 dw/ha for low density residential development within Cell 1 and 2, an average 20 dw/ha for medium density locations where an approved Development Plan does not exist, and an average of 15 dw/ha for the balance of the residential land.

[6] Community Profile, 2001 and 1996 Census Information for Growth Area Region, Profile I.D. (2006).

[7] Used for apportionment calculation. Percentage is based upon minium projected figure for Cell 4, and the average projected figures for Cells 1, 2, 3, 5 and 6.

4.5 Commercial Development Projections

A breakdown of the allocation of commercial floor space envisaged within each DCP Cell is shown in Table 5. Commercial floor space is broken into Core Retail and Peripheral Commercial classifications as defined by the Cardinia Road Precinct Structure Plan.

Core Retail includes all premises used for the direct retailing of goods. Peripheral Commercial includes all commercial premises other than retail.

Table 5 Projected Core Retail and Peripheral Commercial Development - Cardinia Road Precinct Cells over DCP timeframe

	Cell 1 (m^2)	Cell 2 (m^2)	Cell 3 (m^2)	Cell 4 (m^2)	Cell 5 (m^2)	Cell 6 (m^2)	Total (m^2)
Total Commercial Floor Space	500	25,000	5,000	10,000	500	10,000	51,000
Core Retail Floor Space	350	17,500	3,500	7,000	350	7,000	35,700
Peripheral Commercial Floor Space	150	7,500	1,500	3,000	150	3,000	15,300

4.6 Equivalence Ratios for Commercial Levies

In order to fairly levy the nexus of usage created by commercial land, an equivalence ratio is used, in accordance with the *Development Contributions Guidelines (2003)*.

Equivalence ratios allow all contributions to be expressed in terms of common demand units across all land use types. The amount of demand units attributable to different land use types are listed in Table 6.

It has been determined that each demand unit is to be equivalent to the demand generated by one hectare of Net Residential Developable Area.

The equivalence ratios that have been adopted for the DCP are consistent with the standard equivalence ratios outlined in the *Development Contributions Guidelines (2003)*. The ratios provided in the *Development Contributions Guidelines (2003)*, as shown in Table 6, are provided as a 'per dwelling' figure. For the purpose of consistency within this DCP these ratios need to be converted to a 'per hectare' figure. This conversion is undertaken by multiplying the 'per dwelling' figure by the density for residential land that is expected to be achieved per hectare across the DCP area (14 dwellings per hectare, as outlined in Table 4 Projected Residential Lots and Population).

Table 6 Equivalence Ratios

Land Use Type	Demand Unit 'per Dwelling' 1 demand unit equivalent to: (Standard Equivalence Ratio) [1]	Conversion of Demand Unit 'per Hectare' 1 Demand Unit equivalent to: (Standard Equivalence Ratio x 13.3 dwellings per ha)
Residential	1 dwelling	1 hectare of developable land = 1 demand unit for the DCP
Core Retail	19 m^2 per unit	266.3 m^2 of floor space = 1 demand unit for the DCP
Peripheral Commercial	121 m^2 per unit	1696.2 m^2 of floor space = 1 demand unit for the DCP

[1] Standard Equivalence Ratio published in *Development Contributions Guidelines (2003)*, Department of Sustainability and Environment (2007), available at http://www.dse.vic.gov.au

4.7 Demand Units

The equivalence ratios shown in Table 6 have been applied to the development projections for the DCP in order to determine the equivalent demand units created by each land use category in the DCP area.

Table 7 Demand Units by Land Use

	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Total
Residential	194.6	81.6	46.3	165.4	98.8	115.1	701.8
Core Retail	1.3	65.7	13.1	26.3	1.3	26.3	134.1
Peripheral Commercial	0.1	4.4	0.9	1.8	0.1	1.8	9.0
Total	196.0	151.7	60.3	193.5	100.2	143.2	844.9

4.8 Commercial Development - Infrastructure Usage Nexus

Under the *Development Contributions Guidelines (2003)* commercial development may be charged a levy for the nexus of usage generated by these development types.

Under the *Development Contributions Guidelines (2003)* it is determined that commercial development types generate a usage demand nexus for road infrastructure projects only. Therefore these development types will contribute a levy only for the road infrastructure projects within the DCP.

4.9 Other Uses

Where residential land is subdivided into lots that are proposed to be used for a purpose other than a dwelling, a Development Contribution will be levied and must be paid, equivalent to the contribution which would otherwise have been paid if the land had been developed for dwellings. The whole of the land which is subdivided will be assessed on the basis of the demand units for Residential Net Developable Area.

Schools

Non-government schools will be required to pay the DCP levy for development of land as if they were residential development.

This is considered a fair way of levying non-government schools as information in respect of the location of schools, land areas involved and student numbers are not available at the time of preparing the DCP.

Non-government schools are commercial enterprises which require, and create nexus with, infrastructure to a level that is at least equal to residential development. Therefore it is only fair that schools contribute a levy under the DCP as residential development does.

5. Infrastructure Items to be Funded by DCP

5.1 Distinction Between Community and Development Infrastructure

In accordance with the *Planning and Environment Act 1987* and the Minister's Direction on Development Contributions, the DCP is required to make a distinction between "development" and "community" infrastructure.

Items of infrastructure of a community or social nature are to be classified as community infrastructure, whilst all other infrastructure required under the DCP is classified as development infrastructure.

Contributions relating to community infrastructure are to be made by the land owner at the time of building approval. Contributions relating to community infrastructure will be paid for at a "per-dwelling" rate. The *Planning and Environment Act 1987* stipulates that the amount that may be contributed under a community infrastructure levy is no more than $900 for each dwelling.

Contributions relating to development infrastructure are to be made by developers at the time of subdivision. Contributions relating to development infrastructure will be paid at a per-hectare of Net Residential Developable Area rate in respect of the subdivision of residential land. For commercial development, the development levy will be paid in respect of a demand unit based on the equivalence ratios for Core Retail and Peripheral Commercial development (See Table 6 Equivalence Ratios).

5.2 External Demand

The strategic planning undertaken to determine the requirement for infrastructure items within the DCP area has identified that many of the infrastructure items within the DCP generate usage demand from outside the DCP area.

A portion of this external demand will arise from land to be developed within the Officer Structure Plan area to the west. In order to fairly apportion the cost of these items, contributions for these items will be identified in the Officer Development Contributions Plan where appropriate when the Officer Development Contributions Plan is prepared, completed and approved.

In all other cases where there is external demand not recovered by a DCP, funds will be sought from alternative sources, including general rates collected by council, and Federal and State government funding.

5.3 Community Infrastructure Items

Strategic planning undertaken by the Cardinia Shire Council has identified a requirement for 6 community infrastructure items. These community infrastructure items can be divided into 2 infrastructure categories, being:

- Community Facilities
- District / Neighbourhood Active Open Space

The project number, description, cost, catchment area, provision period and strategic justification for each of these Community Infrastructure items has been summarised in Table 8 Infrastructure Project Justification – Community Infrastructure.

Further detail on each of these projects can be found in Table 10 Calculation of Contributions, Table 11 Cost Contribution by Cell – Community Infrastructure Items and Appendix C DCP Infrastructure Project Sheets.

The location of each project is shown on maps in Section 5.6 of this document.

5.4 Development Infrastructure Items

Strategic planning undertaken by the Cardinia Shire Council has identified a requirement for 108 development infrastructure items. These development infrastructure items can be divided into 7 infrastructure categories, being:

- Community Facilities
- District / Neighbourhood Active Open Space
- District Passive Open Space
- Local Open Space
- Open Space Landscaping and Rehabilitation
- Roads and Intersections
- Public Transport
- Off Road Pedestrian & Cycle Network

The project number, description, cost, catchment area, provision period and strategic justification for each of these items Development Infrastructure items has been summarised in Table 9 Infrastructure Project Justification – Development Infrastructure.

Further detail on each of these projects can be found in Table 10 calculation of Contributions, Table 12 Cost Calculation of Contributions by Cell – Development Infrastructure Items and Appendix C DCP Infrastructure Project Sheets.

The location of each project is shown on maps in Section 5.6 of this document.

5.5 Infrastructure Project Justification

Table 8 Infrastructure Project Justification – Community Infrastructure

TABLE 8 : INFRUSTRUCTURE PROJECT JUSTIFICATION – COMMUNITY INFRASTRUCTURE					
Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
Community Facilities - Construction					
CI_CF_1	Library (Outside MCA)	$7,270,769	60% external apportionment to the Officer DCP area. Remaining 40% apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the Cardinia Rd & Officer SP areas.	2018 - 2023	The project is required to provide adequate community facilities to the new community.
CI_CF_2	Community Centre (Community Meeting Place) - Henry Road (east)	$3,956,625	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2013 - 2018	The project is required to provide adequate community facilities to the new community.
District / Neighbourhood Active Open Space - Construction					
CI_OS_1	District Sports Reserve - Princes Highway / Gum Scrub Creek	$1,974,768	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2008 - 2013	This project is required to provide adequate active recreation facilities for the new community.
CI_OS_2	District Sports Reserve - Henry Road (east)	$2,191,329	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2013 - 2018	This project is required to provide adequate active recreation facilities for the new community.
CI_OS_3	District Sports Reserve - Henry Road (west) / Gum Scrub Creek	$2,853,703	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2011 - 2016	This project is required to provide adequate active recreation facilities for the new community.
CI_OS_4	Neighbourhood Sports Reserve - Cardinia Road / Shearwater Drive	$942,798	Apportioned evenly to Cells 3&4 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.	2008 - 2013	This project is required to provide adequate active recreation facilities for the new community.

Table 9 Infrastructure Project Justification – Development Infrastructure

TABLE 9 : INFRUSTRUCTURE PROJECT JUSTIFICATION – DEVELOPMENT INFRASTRUCTURE					
Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
Community Facilities - Construction					
DI_CF_1	Community Centre (Children's Services) - Thewlis Road	$2,665,860	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.	2013 - 2018	The project is required to provide adequate community facilities to the new community.
DI_CF_2	Community Centre (Children's Services) - Henry Road (east)	$2,665,860	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.	2013 - 2018	The project is required to provide adequate community facilities to the new community.
DI_CF_3	Community Centre (Children's Services) - Henry Road (west)	$2,665,860	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.	2013 - 2018	The project is required to provide adequate community facilities to the new community.
DI_CF_4	Community Centre (Youth Services) - District Sports Reserve (Henry Road (east))	$2,145,838	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2018 - 2023	The project is required to provide adequate community facilities to the new community.
DI_CF_5	Community Centre (Children's Services) - Princes Highway / Cardinia Road NAC	$2,128,003	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.	2018 - 2023	The project is required to provide adequate community facilities to the new community.
Off-Road Pedestrian & Cycle Network - Construction					
DI_TR_1	Shared Path - South side of Princes Highway	$413,877	Apportioned to Cell 4. The item is likely to be used by residents of Cell 4 only.	2008 - 2013	The project provides the new community with a safe and efficient trail network along the PPTN.
DI_TR_2	Shared Path - South side of Princes Highway	$290,152	Apportioned to Cell 3. The item is likely to be used by residents of Cell 3 only.	2008 - 2013	The project provides the new community with a safe and efficient trail network along the PPTN.
DI_TR_3	Shared Path - North side of Princes Highway	$275,268	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.	2013 - 2018	The project provides the new community with a safe and efficient trail network along the PPTN.
DI_TR_4	Shared Path - North side of Princes Highway	$496,816	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2013 - 2018	The project provides the new community with a safe and efficient trail network along the PPTN.
DI_TR_5	Pedestrian Bridge over Toomuc Creek Network (north of Princes Highway)	$136,864	This item is likely to be used by both the residents of Cell 2 and the community directly to the east of the cell 2 boundary (external to the MCA).	2018 - 2023	The project provides the new community with safe and efficient access along the Creek/Open Space corridor, including across Toomuc Creek.

TABLE 9 : INFRUSTRUCTURE PROJECT JUSTIFICATION – DEVELOPMENT INFRASTRUCTURE					
Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_TR_6	Shared Path - Along Toomuc Creek (south of Princes Highway)	$280,434	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.	2008 - 2013	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
DI_TR_7	Shared Path - Along Toomuc Creek (north of Mulcahy Road)	$145,350	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.	2018 - 2023	The project provides the new community with a safe and efficient network along the Creek/Open Space corridor.
DI_TR_8	Pedestrian Rail Underpass - Along Toomuc Creek	$1,390,500	This item is likely to be used equally by both the residents of Cells 4 & 6.	2008 - 2013	The project provides the new community with safe and efficient access along the Creek/Open Space corridor, including access under the rail line.
DI_TR_9a	Shared Path - along Gum Scrub Creek (south of Princes Highway)	$132,895	Apportioned to Cell 3. The item is likely to be used by residents of Cell 3 only.	2008 - 2013	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
DI_TR_9b	Shared Path - Along Gum Scrub Creek (south of Princes Highway)	$289,673	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.	2013 - 2018	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
DI_TR_10	Shared Path - Along Gum Scrub & Quirks Creek (north of Princes Highway)	$354,553	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2018 - 2023	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
DI_TR_11	Pedestrian Rail Underpass - east of Cardinia Road (connection between Delfin and community south of railway line)	$1,390,500	This item is likely to be used equally by both the residents of Cells 4 & 6.	2008 - 2013	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
DI_TR_12	Pedestrian Rail Underpass - Along Gum Scrub Creek	$1,390,500	This item is likely to be used equally by both the residents of Cells 3 & 5.	2013 - 2018	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
DI_TR_13	Pedestrian Bridge over Toomuc Creek (between railway line and Freeway)	$253,500	This item is likely to be used equally by both the residents of Cell 6 and the community directly to the east of the cell 6 boundary	2013 - 2018	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
DI_TR_14	Shared Path - Along Pakenham Bypass, between Gum Scrub Creek & Toomuc Creek	$1,513,663	Apportioned evenly to Cells 5&6 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.	2013 - 2018	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
Roads and Intersections - Land					
DI_LA_1	Land required for Cardinia Road Duplication (from Princes Highway to Shearwater Drive)	$785,531	Cost apportionment based upon CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 4) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008 (point 'N')	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.

TABLE 9 : INFRUSTRUCTURE PROJECT JUSTIFICATION – DEVELOPMENT INFRASTRUCTURE					
Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_LA_2	Land required for Cardinia Road Duplication & Grade Separated Crossing	$2,476,094	Cost apportionment based upon CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 4) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008 (point 'O')	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_LA_3	Land required for Cardinia Road Duplication (from Henry Road extension to Pakenham Bypass)	$366,982	Cost apportionment based upon CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 4) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008 (point 'P')	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_LA_4a	Land required for Henry Road extension (east of Cardinia Road) (Stage 1)	$815,556	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only and provides a landscaped boulevard that will enhance the amenity of Cell 6.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
DI_LA_4b	Land required for Henry Road extension (east of Cardinia Road) (Stage 2)	$1,036,371	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
DI_LA_5a	Land required for Henry Road extension (west of Cardinia Road) (Stage 1)	$872,666	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
DI_LA_5b	Land required for Henry Road extension (west of Cardinia Road) (Stage 2)	$269,209	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
DI_LA_6	Land required for northern East West Road (west of Cardinia Road extension)	$269,209	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2018 - 2023	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
DI_LA_7	Land required for northern East West Road (east of Cardinia Road extension)	$392,174	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
DI_LA_8	Land required for Cardinia Road extension (northern link)	$91,125	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
DI_LA_9	Land required for road widening of Thewlis Road (10 m)	$780,200	Apportioned to the area north of the Princes Highway (Cells 1&2) in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.

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Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_LA_10a	Land required for Lakeside Drive extension (northern link) (Stage 1)	$229,501	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
DI_LA_10b	Land required for Lakeside Drive extension (northern link) (Stage 2)	$439,194	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
Public Transport - Land					
DI_LA_11	Land required for Railway Station & carparking	$1,666,526	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. This item is likely to be used by residents of the entire DCP area. An equivalent item has already been provided in Cell 4.	2008 - 2013	This project seeks to achieve a reduced dependence on car use through the provision of a new station and suburban rail service along the Pakenham railway line.
District / Neighbourhood Active Open Space - Land					
DI_LA_12	Land required for District Sports Reserve - Henry Road (east)	$3,600,000	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2008 - 2013	This project is required to provide adequate active recreation facilities for the new community.
DI_LA_13	Land required for District Sports Reserve - Henry Road (west) / Gum Scrub Creek	$3,589,448	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2008 - 2013	This project is required to provide adequate active recreation facilities for the new community.
District Passive Open Space - Land					
DI_LA_14	Land required for District Parkland - north of Princes Highway	$5,335,000	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. This item is likely to be used by residents of the entire DCP area. An equivalent item has already been provided in Cell 4.	2008 - 2013	The project incorporates the ridgeline and prominent hilltop to the east of Gum Scrub Creek north of the Princes Highway into district parkland along the Gum Scrub Creek.
Community Facilities - Land					
DI_LA_15	Land required for Community Centre (Children's Services) - Thewlis Road	$178,667	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.	2008 - 2013	The project is required to provide adequate community facilities to the new community.
DI_LA_16	Land required for Community Centre (Children's Services) - Henry Road (east)	$416,632	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.	2008 - 2013	The project is required to provide adequate community facilities to the new community.
DI_LA_17	Land required for Community Centre (Community Meeting Place) - Henry Road (east)	$416,632	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2008 - 2013	The project is required to provide adequate community facilities to the new community.

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Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_LA_18	Land required for Community Centre (Children's Services) - Henry Road (west)	$179,472	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.	2013 - 2018	The project is required to provide adequate community facilities to the new community.
DI_LA_19	Land required for Library (Outside MCA)	$540,000	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2018 - 2023	The project is required to provide adequate facilities to the new community.
DI_LA_20	Land required for Community Centre (Children's Services) - Princes Highway / Cardinia Road NAC	$150,000	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.	2008 - 2013	The project is required to provide adequate facilities to the new community.
Local Open Space - Construction					
DI_OS_1a	Local Park Improvements (Stage 1) - north of Princes Highway	$264,332	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2008 - 2013	This project is required to provide adequate active recreation facilities for the new community.
DI_OS_1b	Local Park Improvements (Stage 2) - north of Princes Highway	$132,166	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2013 - 2018	This project is required to provide adequate active recreation facilities for the new community.
DI_OS_1c	Local Park Improvements (Stage 3) - north of Princes Highway	$264,332	Apportioned in accordance with the overall number of items to be located in each cell. Items are likely to be used by residents of the cell they are located within.	2018 - 2023	This project is required to provide adequate active recreation facilities for the new community.
DI_OS_2a	Local Park Improvements (Stage 1) - South of Princes Highway	$396,498	Apportioned in accordance with the overall number of items to be located in each cell. Items are likely to be used by residents of the cell they are located within.	2008 - 2013	This project is required to provide adequate active recreation facilities for the new community.
DI_OS_2b	Local Park Improvements (Stage 2) - south of Princes Highway	$528,664	Apportioned in accordance with the overall number of items to be located in each cell. Items are likely to be used by residents of the cell they are located within.	2008 - 2013	This project is required to provide adequate active recreation facilities for the new community.
Open Space Landscaping & Rehabilitation - Construction					
DI_OS_3a	Quirks Creek Retarding Basin - Rehabilitation and Conservation (Stage 1)	$4,901,710	Apportioned evenly across Cells 1, 3 and 5 (in accordance with projected dwelling yield). Although the retarding basin is in an encumbered area within Cell 1, the provision of the basin reduces the drainage constraints of Cell 3 and 5. This area is also likely to be used by the residents within Cell 1, 3 and 5 as it is linked via the trail network adjacent to gum scrub creek.	2008 - 2013	This project allows for the further enhancement of a Melbourne Water retarding basin.

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Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_OS_3b	Quirks Creek Retarding Basin - Rehabilitation and Conservation (Stage 2)	$987,058	Apportioned evenly across Cells 1, 3 and 5 (in accordance with projected dwelling yield). Although the retarding basin is in an encumbered area within Cell 1, the provision of the basin reduces the drainage constraints of Cell 3 and 5. This area is also likely to be used by the residents within Cell 1, 3 and 5 as it is linked via the trail network adjacent to gum scrub creek.	2013 - 2018	This project allows for the further enhancement of a Melbourne Water retarding basin.
DI_OS_4a	Landscaping & Environmental Works along Gum Scrub Creek Corridor - Princes Highway to Railway Reserve	$177,870	Apportioned to Cell 3. The item is likely to be used by residents of Cell 3 only.	2008 - 2013	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
DI_OS_4b	Landscaping & Environmental Works along Gum Scrub Creek Corridor - Railway reserve to Bypass	$409,101	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.	2013 - 2018	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
DI_OS_5a	Landscaping & Environmental Works along Gum Scrub Creek Corridor - East-West Road to Peck Road	$293,422	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2013 - 2018	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
DI_OS_5b	Landscaping & Environmental Works along Quirks Creek Corridor - East-West Road to Peck Road	$119,109	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2013 - 2018	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
DI_OS_6	Landscaping & Environmental Works along Toomuc Creek - Railway Reserve to Bypass	$902,509	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.	2008 - 2013	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
DI_OS_7	Landscaping & Environmental Works along Toomuc Creek - Mulcahy Road to Brown Road	$417,828	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.	2018 - 2023	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
DI_OS_8a **	District Parkland - Rehabilitation and Conservation (Stage 1) - north of Princes Highway	$1,444,135	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. This item is likely to be used by residents of the entire DCP area. An equivalent item has already been provided in Cell 4.	2008 - 2013	This project allows for passive recreation within a protected and rehabilitated flora and fauna habitat.
DI_OS_8b **	District Parkland - Rehabilitation and Conservation (Stage 2) - north of Princes Highway	$790,735	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. This item is likely to be used by residents of the entire DCP area. An equivalent item has already been provided in Cell 4.	2013 - 2018	This project allows for passive recreation within a protected and rehabilitated flora and fauna habitat.
DI_OS_8c **	District Parkland - Rehabilitation & Conservation (Stage 3) - north of Princes Highway	$1,339,773	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. This item is likely to be used by residents of the entire DCP area. An equivalent item has already been provided in Cell 4.	2018 - 2023	This project allows for passive recreation within a protected and rehabilitated flora and fauna habitat.

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Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_OS_9	Landscaping & Environmental Works along Gum Scrub and Quirks Creek Corridor - north of Princes Highway	$3,016,833	Apportioned evenly across Cell 1, 3 and 5 (in accordance with projected dwelling yield). Although the area is within Cell 1, this area is likely to be used by the residents within Cell 1, 3 and 5 as it is linked via the trail network adjacent to Gum Scrub Creek.	2013 - 2018	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek / open space network
District / Neighbourhood Active Open Space - Construction					
DI_OS_10	District Sports Reserve - Princes Highway / Gum Scrub Creek	$1,760,526	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2008 - 2013	This project is required to provide adequate active recreation facilities for the new community.
DI_OS_11	District Sports Reserve - Henry Road (east)	$1,505,748	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2013 - 2018	This project is required to provide adequate active recreation facilities for the new community.
DI_OS_12	District Sports Reserve - Henry Road (west) / Gum Scrub Creek	$1,098,104	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.	2013 - 2018	This project is required to provide adequate active recreation facilities for the new community.
DI_OS_13	Neighbourhood Sports Reserve - Cardinia Road / Shearwater Drive	$179,625	Apportioned evenly to Cells 3&4 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.	2013 - 2018	This project is required to provide adequate active recreation facilities for the new community.
Public Transport - Construction					
DI_PT_1a	Bus Stop Facilities - Princes Highway PPTN (north of Princes Highway)	$133,990	Apportioned in accordance with the overall number of items to be located in each cell	2013 - 2018	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
DI_PT_1b	Bus Stop Facilities - Princes Highway PPTN (south of Princes Highway)	$133,990	Apportioned in accordance with the overall number of items to be located in each cell	2013 - 2018	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
DI_PT_2a	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 1)	$31,205	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2008 - 2013	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.

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Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_PT_2b	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 3)	$10,402	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2018 - 2023	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
DI_PT_3	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 3)	$10,402	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.	2018 - 2023	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
DI_PT_4	Bus Stop Facilities - Local Network (south of Princes Highway) (Stage 1)	$20,803	Apportioned to Cell 3. The item is likely to be used by residents of Cell 3 only.	2008 - 2013	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
DI_PT_5	Bus Stop Facilities - Local Network (south of Princes Highway) (Stage 2)	$20,803	Apportioned to Cell 4. The item is likely to be used by residents of Cell 4 only.	2013 - 2018	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
DI_PT_6	Bus Stop Facilities - Local Network (south of railway line) (Stage 2)	$31,205	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.	2013 - 2018	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
DI_PT_7	Bus Stop Facilities - Local Network (south of railway line) (Stage 1)	$41,607	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only and provides a landscaped boulevard that will enhance the amenity of Cell 6.	2008 - 2013	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
Roads and Intersections - Construction					
DI_RO_1	Road Construction - Cardinia Road Duplication (from Princes Highway to Shearwater Drive)	$1,956,813	Cost apportionment based upon CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008 (point 'N')	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_2a	Road Construction - Cardinia Road Duplication (from Shearwater Drive to Henry Road extension)	$2,596,242	Cost apportionment based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008. (point 'O')	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.

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Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_RO_2b	Grade Separated Crossing (railway line)	$7,306,221	Cost apportionment based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008. (point 'O')	2013 - 2018	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_2c *	Pedestrian Bridge adjacent to rail bridge.	$235,827	The requirement for this item is shared equally by the residents of Cells 3, 4 & 6.	2013 - 2018	The project provides the new community with a safe and efficient pedestrian network to and from the Neighbourhood Activity Centre and Train Station.
DI_RO_2d	Road Bridge adjacent to rail bridge.	$3,684,800	The requirement for this item is shared equally by the residents of Cells 5 & 6.	2013 - 2018	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_3	Road Construction - Cardinia Road Duplication (6 lane divided carriageway) (from Henry Road extension to Pakenham Bypass)	$736,363	Cost apportionment based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007 (point 'P')	2013 - 2018	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_4	Street Lighting - south side Princes Highway from Lakeside Blvd to Gum Scrub Creek	$574,860	Apportioned to the area between Lakeside Blvd to Gum Scrub Creek in accordance with the length of the street lighting in each cell. The item is likely to be used by the residents within Cells 3 and 4.	2008 - 2013	The project provides for a safe environment for the new community.
DI_RO_5	Street Lighting - north side Princes Highway from Lakeside Blvd extension to Gum Scrub Creek	$574,829	Apportioned to the area between Lakeside Blvd extension to Gum Scrub Creek in accordance with the length of the street lighting in each cell. The item is likely to be used by the residents within Cells 1 and 2.	2008 - 2013	The project provides for a safe environment for the new community.
DI_RO_6a	Road Construction - Henry Road extension (east of Cardinia Road) (Stage 1)	$1,088,370	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only and provides a landscaped boulevard that will enhance the amenity of Cell 6.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_6b	Road Construction - Henry Road extension (east of Cardinia Road) (Stage 2)	$1,382,355	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_7	Road Bridge Construction - Henry Road over Toomuc Creek	$1,695,890	This item is likely to be used equally by both the residents of Cell 6 and the community directly to the east of the cell 6 boundary	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.

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Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_RO_8a	Road Construction - Henry Road extension (west of Cardinia Road) (Stage 1)	$1,560,000	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_8b	Road Construction - Henry Road extension (west of Cardinia Road) (Stage 2)	$910,000	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_9a	Road Bridge Construction - over Gum Scrub Creek (Officer Town Centre Link Road)	$913,830	This item is likely to be used equally by both the residents of Cell 3 and the community directly to the west of the cell 3 boundary	2018 - 2023	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_9b	Road Bridge Construction - Henry Road over Gum Scrub Creek (Officer Town Centre Link Road)	$1,245,462	This item is likely to be used equally by both the residents of Cell 5 and the community directly to the west of the cell 5 boundary	2013 - 2018	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_10	Road Construction - northern East West Road (west of Cardinia Road extension) includes culvert across Gum Scrub & Quirks Creek	$2,433,592	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_11	Road Construction - northern East West Road (east of Cardinia Road extension)	$1,569,750	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_12	Road Construction - Cardinia Road extension (northern link)	$153,750	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_13	Road Construction - Upgrade of Thewlis Road	$306,028	Apportioned to the region north of the Princes Highway (Cells 1&2) in accordance with the projected dwelling yield of each cell. The item is likely to be used by the residents of this region.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_14a	Road Construction - Lakeside Drive extension (northern link) (Stage 1)	$512,796	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
DI_RO_14b	Road Construction - Lakeside Drive extension (northern link) (Stage 2)	$191,360	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.	2008 - 2013	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.

TABLE 9 : INFRUSTRUCTURE PROJECT JUSTIFICATION – DEVELOPMENT INFRASTRUCTURE					
Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_RO_15	Signalised Intersection - Princes Highway and North South Collector Road	$742,145	Apportioned evenly to Cells 1&3 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.	2008 - 2013	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
DI_RO_16	Signalised Intersection - Princes Highway and Cardinia Road	$790,732	Cost apportionment based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007 (point 'IW02')	2008 - 2013	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
DI_RO_17	Signalised Intersection - Princes Highway and Thewlis Road	$687,228	Apportioned evenly to Cells 1&2 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.	2008 - 2013	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
DI_RO_18	Signalised Intersection - Cardinia Road and Shearwater Drive	$444,295	Apportioned to the region between the Princes Hwy and Railway Line (Cells 3&4) in accordance with the projected dwelling yield of each cell. The item is likely to be used by the residents of this region.	2008 - 2013	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
DI_RO_19a	Signalised Intersection - Cardinia Road and Henry Road	$561,998	Apportioned evenly to Cells 1&2 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.	2008 - 2013	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
DI_RO_19b	Signalised Intersection - Cardinia Road Activity Centre and Henry Road	$246,355	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.	2008 - 2013	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
DI_RO_20	Roundabouts - Henry Road (east of Cardinia Road)	$1,123,962	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.	2008 - 2013	This project is required to provide the necessary roadworks for the safe and efficient access to and within the structure plan area.
DI_RO_21a	Roundabouts - Henry Road (west of Cardinia Road) (Stage 1)	$387,941	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.	2008 - 2013	This project is required to provide the necessary roadworks for the safe and efficient access to the development area.
DI_RO_21b	Roundabouts - Henry Road (west of Cardinia Road) (Stage 2)	$387,941	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.	2008 - 2013	This project is required to provide the necessary roadworks for the safe and efficient access to the development area.
DI_RO_22a	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 1)	$764,932	Apportioned to the region north of the Princes Highway (Cells 1&2) in accordance with the projected dwelling yield of each cell. The item is likely to be used by the residents of this region.	2008 - 2013	This project is required to provide the necessary roadworks for the safe and efficient access to the development area.

TABLE 9 : INFRUSTRUCTURE PROJECT JUSTIFICATION – DEVELOPMENT INFRASTRUCTURE					
Project No	Project Description	Estimated Total Cost	Main Catchment Area (MCA) Determination	Provision Period	Strategic Justification
DI_RO_22b	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 2)	$382,466	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2013 - 2018	This project is required to provide the necessary roadworks for the safe and efficient access to the development area.
DI_RO_23	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 2)	$377,608	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.	2013 - 2018	This project is required to provide the necessary roadworks for the safe and efficient access to the development area.
DI_RO_24	Roundabout - northern East West Road (west of Cardinia Road extension)	$382,466	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.	2018 - 2023	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
DI_RO_25***	Acoustic Consulting Services and Landscape Architectural Consultancy Services for Freeway Noise Mitigation	$22,312	Apportioned to Cells 5 & 6. These cells abut the Pakenham Bypass.	2008 - 2013	The work undertaken by the Consultants will ensure noise mitigation across the entire length of the Pakenham Bypass which is the southern boundary of the PSP.

* The pedestrian bridge adjacent to the grade separated crossing has been classified as a “Roads and Intersections” item (DI_RO2c) and has not been included as an “Off Road Pedestrian & Cycle Network” item.

** The rehabilitation and conservation works for the 'District Passive Open Space' have been included in the 'Open Space Landscaping & Rehabilitation - Construction' category.

*** DI_RO_25 Acoustic Consulting Services and Landscape Architectural Consultancy Services for Freeway Noise Mitigation has been inlcuded in the 'Road and Intersections - Construction' category.

5.6 Infrastructure Item Location Maps

Figure 3 Locations of Community Facilities & District / Neighbourhood Active Open Space Projects (Community Infrastructure Levy)

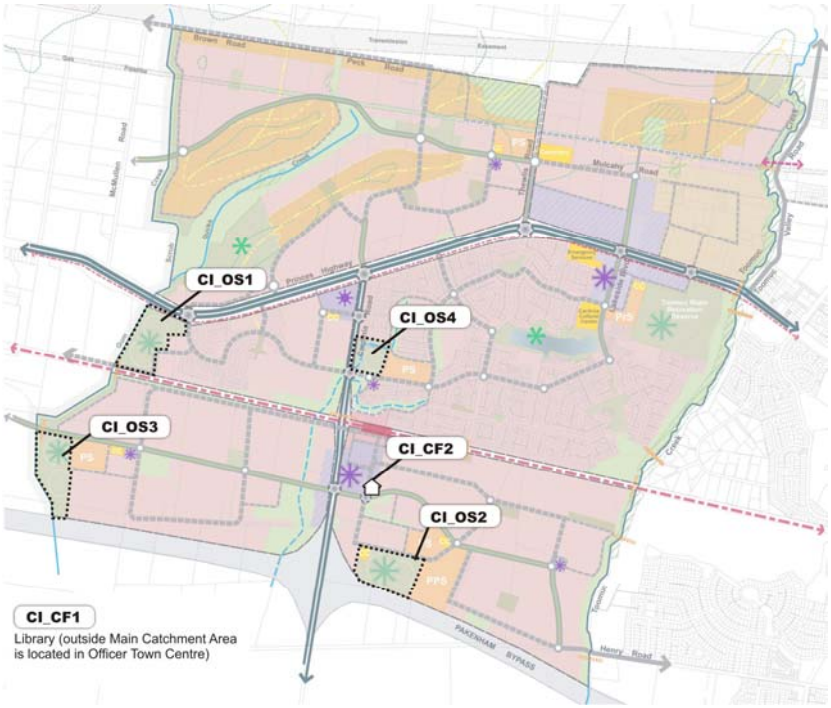


Figure 4 Locations of Community Facilities Projects (Development Infrastructure Levy)

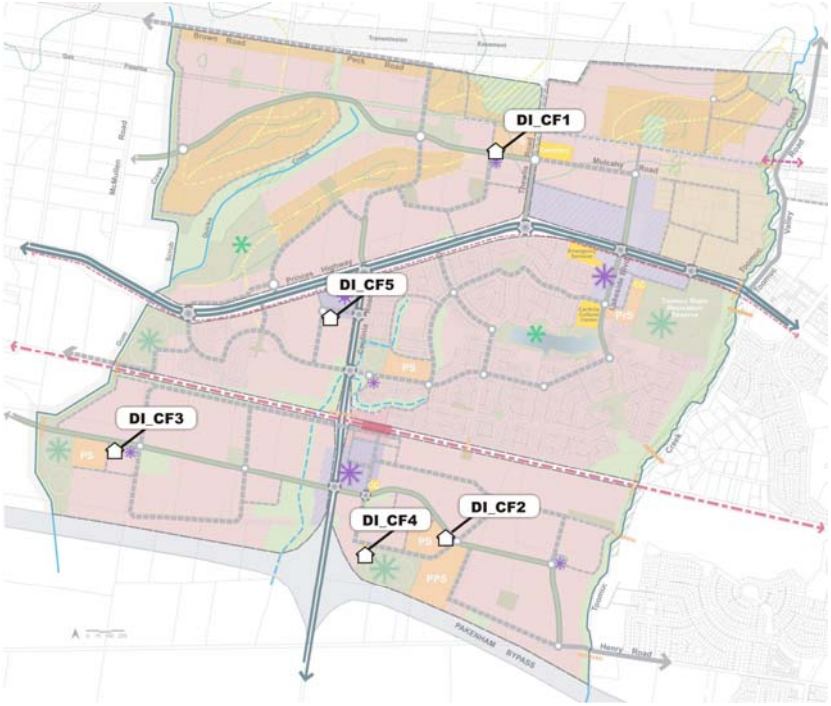


Figure 5 Locations of Off Road Pedestrian & Cycle Network Projects (Development Infrastructure Levy)

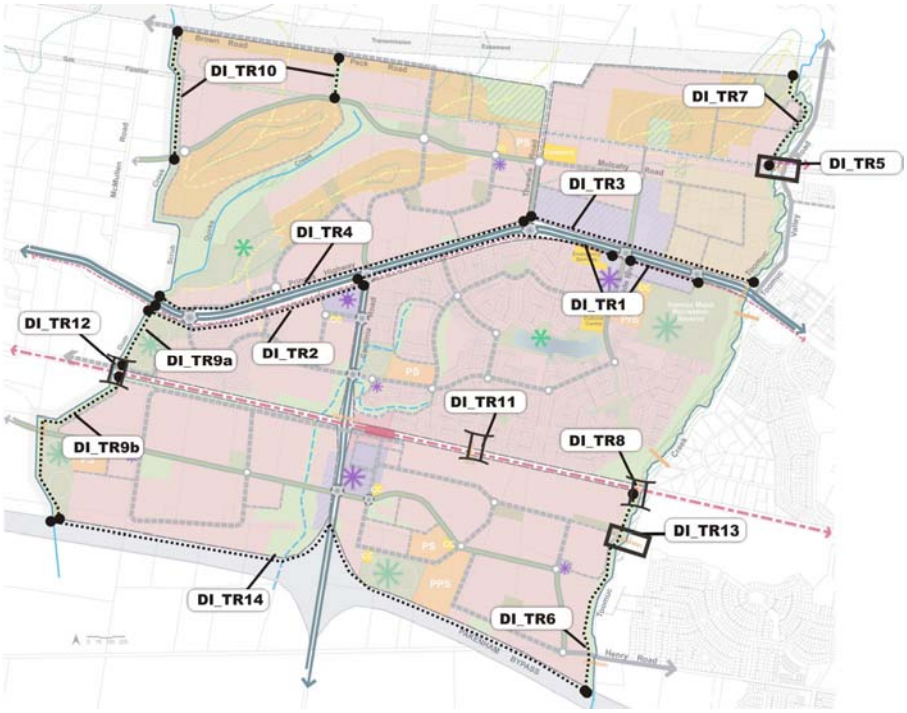


Figure 6 Locations of Land for Road Projects (Development Infrastructure Levy)

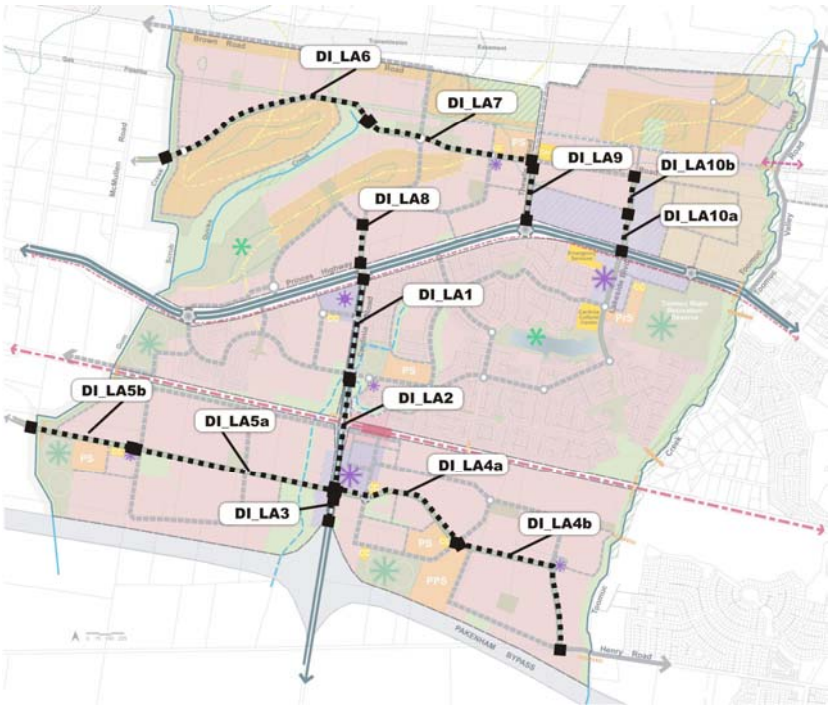


Figure 7 Locations of Land for Public Transport, Community Facilities, District Active Open Space and District Passive Open Space Projects (Development Infrastructure Levy)

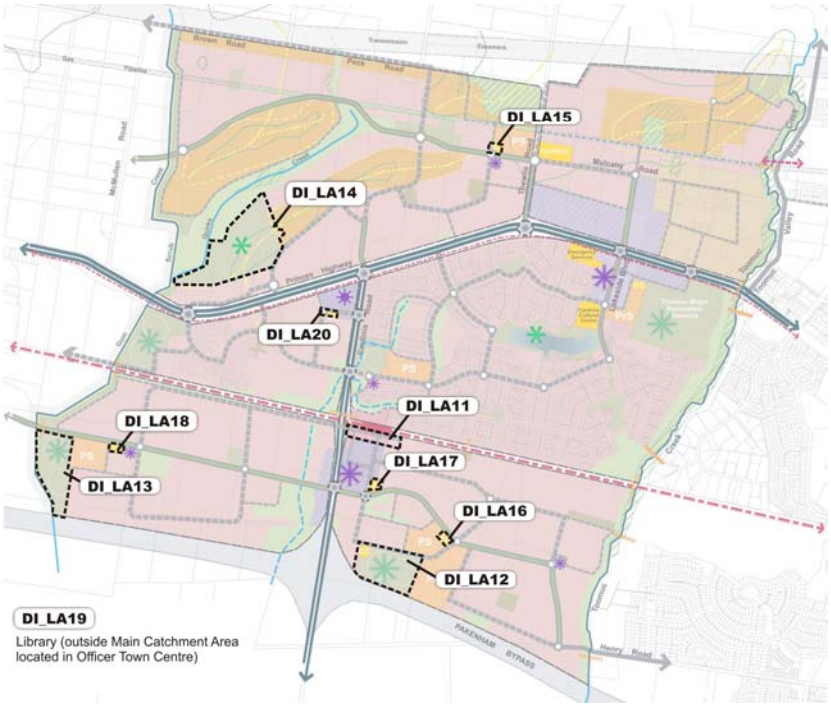


Figure 8 Locations of Local Open Space Projects (Development Infrastructure Levy)

Figure 9 Locations of District Passive Open Space, District / Neighbourhood Active Open Space and Open Space Landscaping & Rehabilitation Projects (Development Infrastructure Levy)

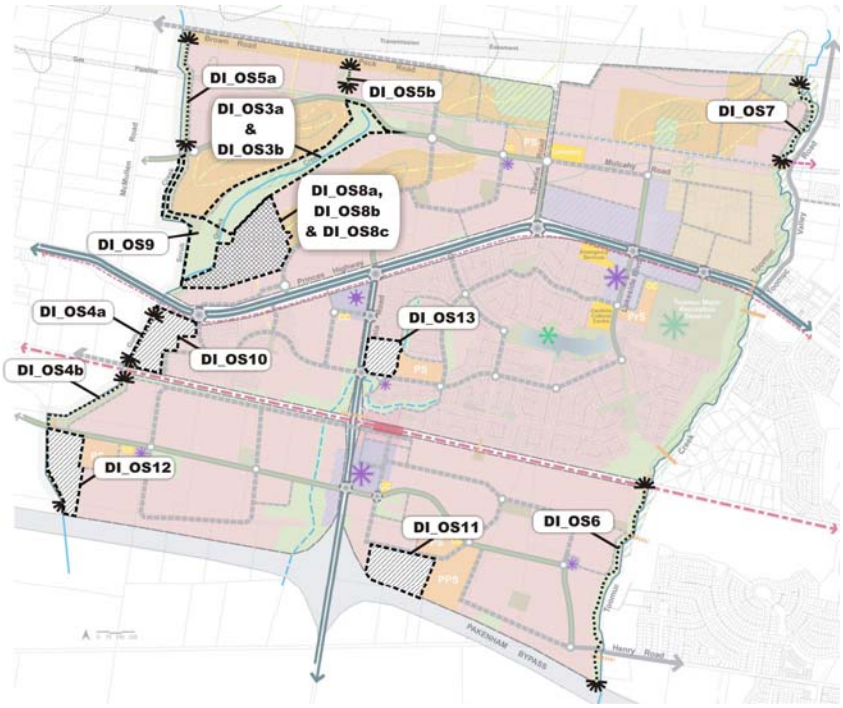


Figure 10 Locations of Public Transport Projects (Development Infrastructure Levy)

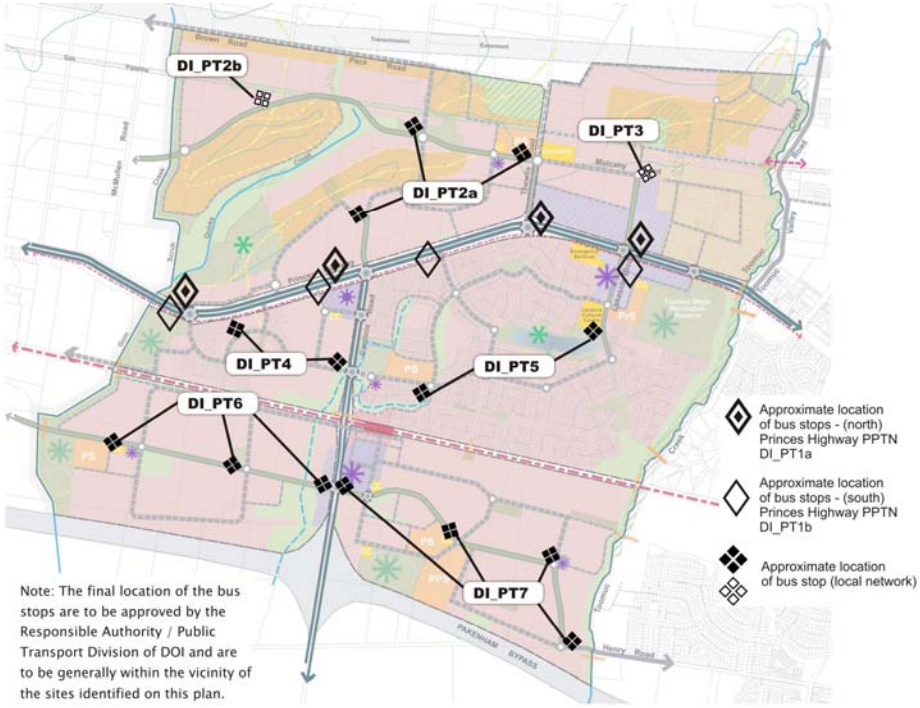


Figure 11 Locations of Road Projects (Development Infrastructure)

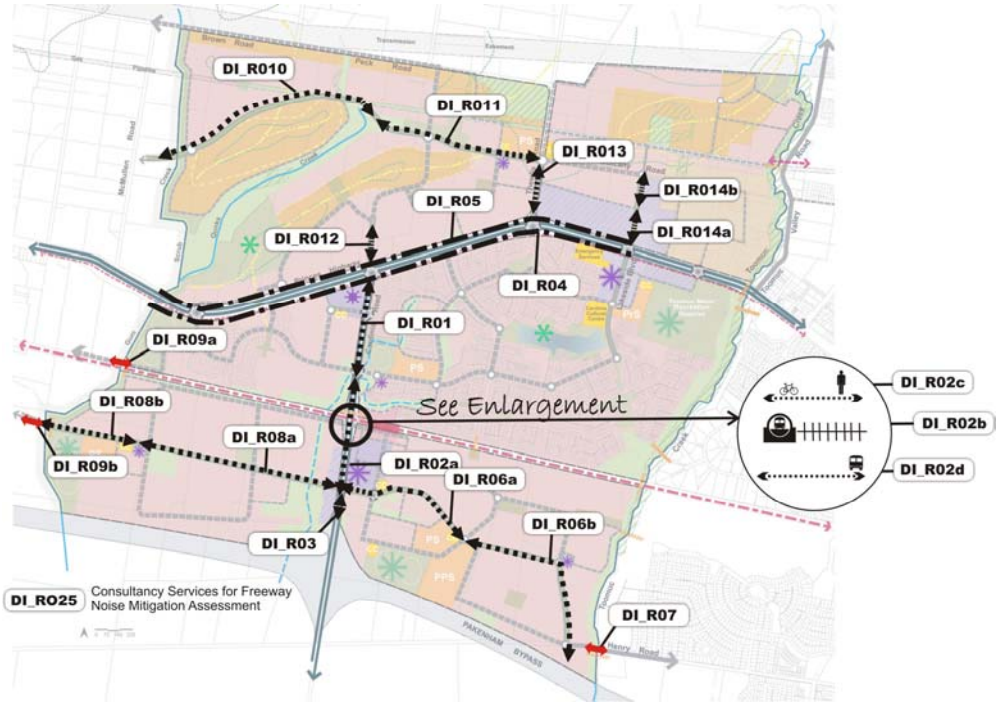
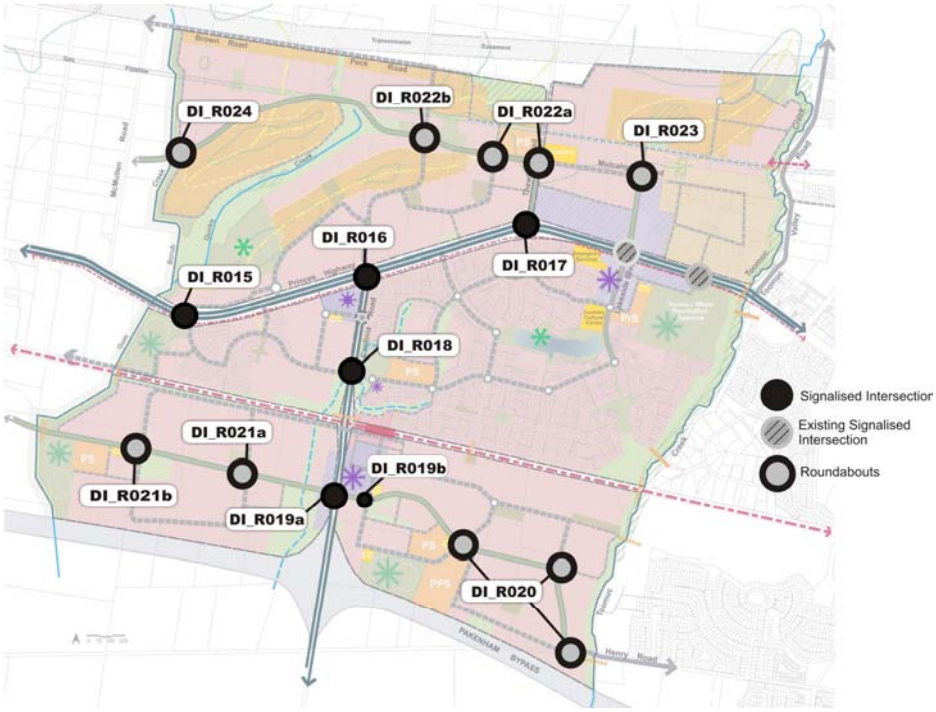


Figure 12 Locations of Intersections (Traffic Management) Projects (Development Infrastructure Levy)



5.7 VicRoads Items

The DCP will collect funds for the following Project Infrastructure Items which come under the control of VicRoads:

- DI_LA1 (Land required for Cardinia Road Duplication (from Princes Highway to Shearwater Drive))
- DI_LA2 (Land required for Cardinia Road Duplication & Grade Separated Crossing)
- DI_LA3 (Land required for Cardinia Road Duplication (from Henry Road extension to Pakenham Bypass))
- DI_RO1 (Road Construction - Cardinia Road Duplication (from Princes Highway to Shearwater Drive))
- DI_RO2a (Road Construction - Cardinia Road Duplication (from Shearwater Drive to Henry Road extension))
- DI_RO2b (Grade Separated Crossing (railway line))
- DI_RO3 (Road Construction - Cardinia Road Duplication 6 lane divided carriageway (from Henry Road extension to Pakenham Bypass)).
- DI_RO16 (Signalised Intersection - Princes Highway (Cardinia Road))

VicRoads is the Development Agency in respect of each of the projects identified above. While Council as the Collecting Agency will collect the funds, those funds will be paid to VicRoads as the Development Agency. If the projects cost more than the amounts levied under this DCP, additional funding will need to be provided by VicRoads.

VicRoads will be responsible for meeting any external demand for these items beyond the Main Catchment Area, including demand created by Cell 4 and the Industrial Area adjacent to Cell 2.

If a State DCP is introduced then there will be reconciliation between this DCP and the State Levy to avoid double dipping.

6. Calculation of Levies

6.1 Method of Calculating Levies

The DCP Infrastructure Project Sheets in Appendix A identify the levies assigned to each infrastructure item. The method of calculation is described in this section.

6.1.1 Project Costs

Each item in the DCP has a cost specified for either capital works or land. These costs are listed in Table 10 and also in Appendix C of this document. The costs are expressed in December 2007 dollars and will be indexed annually in accordance with the indexation method specified in this DCP. A summary of the total costs for each Cell by infrastructure category are provided in Tables 11 and 12.

6.1.2 Project Timing

Each item in the DCP has an assumed timing of provision specified. Each project has been given a 6 year window for delivery in order to allow for variations in the rate of development.

In order to calculate the present value cost of each item, the latest date for the delivery of each infrastructure item has been assumed, except for the following items where the earliest date for provision of these items will be assumed:

- Land required for Cardinia Road widening and grade separation (DI_LA 01, DI_LA 02 and DI_LA 03);
- Land required for open space (DI_LA 12, DI_LA 13 and DI_LA 14), and
- Land (DI_LA 10a) and construction of Lakeside Drive Extension (DI_RO 14a), which is the subject of a section 173 agreement.

Appendix C provides details of the presumed timing of provision for each infrastructure item. The presumed timings are also summarised in Table 8 and Table 9.

6.1.3 External Usage

For some infrastructure projects there is a proportion of usage generated from areas external to the Main Catchment Area of the DCP. For each item in the DCP, the proportion of usage attributable to the external area has been specified in Table 10.

The proportion of costs attributable to external use is subtracted from the total project cost of an infrastructure item to give the cost attributable to the Main Catchment Area for each infrastructure item.

6.1.4 Charge Area (Cell) Apportionment

As previously outlined, the DCP Main Catchment Area has been divided into 6 Cells. These Cells form logical Charge Areas to which the usage of local infrastructure has been apportioned.

For each item in the DCP, the proportion of usage attributable to each Cell is specified in Table 10 and in the DCP Infrastructure Project Sheets. This proportion is taken from the total cost of an infrastructure item to obtain the cost attributable to the Cell for that infrastructure item.

6.1.5 Cost Apportionment Methods

The cost of each of the infrastructure items has been apportioned based upon the likelihood that an item will be used by residents within each Cell.

The method and justification for the cost apportionment that has been used for each infrastructure item is outlined in Table 8, Table 9, and the DCP Infrastructure Project Sheets (Appendix C). The cost apportionment percentages allocated to each cell are outlined in the DCP Infrastructure Project Sheets (Appendix C) and in Table 15.

Given that some infrastructure items will be used by all residents of the DCP area whilst some will only be used by local neighbourhoods, varying methods for determining apportionment have been used to fairly apportion costs across different item types, as detailed below.

<u>'DCP Wide' Items</u>

Where an infrastructure item has a 'DCP wide' catchment area, it is assumed that the infrastructure item is likely to be used equally by all residents of the DCP area and therefore has an equal benefit to each dwelling within the DCP area. In this case, the cost is apportioned between each Cell based upon the proportion of total projected dwellings that are to be contained within the Cell. The apportionment is based on the Cell's share of the population.

<u>'Neighbourhood' Items</u>

Where the likely use of an item is confined to one or two Cells, the cost of the item is apportioned between the relevant Cells based upon the proportion of total projected population within these Cells.

Where a road bridge, pedestrian bridge or pedestrian rail underpass serves as a link between two cells, that item will be apportioned evenly with a 50% apportionment given to each of the two Cells.

Apportionment based on Empirical Modelling

Where appropriate, costs have been apportioned to Cells based upon models of projected likely use developed by expert consultants. An example of this is the apportionment of cost for roads and traffic management devices.

6.1.6 Present Value Discounting

The present value discounting method has been used to allow for interest incurred or interest earned over time as outlined in the *Development Contributions Guidelines (2003)*. A discount rate of 6% p.a. has been applied.

For example, in the case of some infrastructure items, levies will be collected over time ahead of the provision of that infrastructure and hence interest will be earned on the funds invested. Similarly, certain infrastructure items will be provided before sufficient funds are collected. This will require funds to be 'borrowed' to provide the infrastructure and this will incur an interest cost. Interest earned and interest incurred needs to be taken into account in the calculation of the levy.

Additionally, the discount rate has also been applied to the stream of demand units over time which represents the income stream for the DCP over time.

The financing discount that has been applied to each infrastructure project is summarised in Table 10.

The calculation of the present value of the streams of demand units are based upon the projected timeframe for the development of each Cell, which is detailed in Appendix B.

6.1.7 Calculation of Levies

In order to calculate the levies for each Cell, the present value of the cost of each item is divided by the present value of the stream of developable lots, hectares or demand units for that Cell.

6.2 Development Contribution Rates Per Demand Unit

The levy amount generated by each item for each Cell is shown in Table 10 and in the DCP Infrastructure Project Sheets (Appendix C). The total levy amounts generated by each infrastructure category are summarised in Tables 13 and 14.

A summary of the development contributions that are required to be made for each Cell in the Cardinia Road Precinct are outlined in Table 13 and Table 14. These contributions are in December 2007 dollars. Table 14 will be indexed annually in accordance with the method specified in this DCP.

The required Community Infrastructure Levy (CIL) is outlined in Table 13. Council wil increase the CIL up to the amount identified in the DCP (plus any allowance for indexation of cost, as outlined in this DCP) to the maximum amount allowed under Section 46L.

The required Development Infrastructure Levy for each Cell is outlined in Table 14.

All residential land is subject to the Development Infrastructure Levy.

All commercial land is subject to the Development Infrastructure Levy.

Only residential dwellings are subject to the Community Infrastructure Levy. A Small second dwelling is excluded from liabilities under this plan and is not subject to the Community Infrastructure Levy.

Table 10 Calculation of Contributions

TABLE 10 : CALCULATION OF CONTRIBUTIONS																			
							Demand Units Applied (Present Value of Stream) [1]						Present Value Levy Amount per Demand Unit						
Project No	Project Description	Total Cost of Project	Estimated External Usage	Total Cost Attributable to MCA	Total Present Value Cost Attributable to MCA	Types Making the Contri-bution [2]	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	
COMMUNITY INFRASTRUCTURE																			
Community Facilities - Construction																			
CI_CF_1	Library (Outside MCA)	$7,270,769	60%	$2,908,308	$1,144,844	Res.	1,367.6	448.0	468.3	2,245.9	1,023.0	1,229.0	$197	$254	$170	$125	$177	$179	
CI_CF_2	Community Centre (Community Meeting Place) - Henry Road (east)	$3,956,625	0%	$3,956,625	$2,084,301	Res.	1,367.6	448.0	468.3	2,245.9	1,023.0	1,229.0	$360	$463	$310	$227	$322	$325	
District / Neighbourhood Active Open Space - Construction																			
CI_OS_1	District Sports Reserve - Princes Highway / Gum Scrub Creek	$1,974,768	0%	$1,974,768	$1,392,134	Res.	1,367.6	448.0	468.3	2,245.9	1,023.0	1,229.0	$240	$309	$207	$152	$215	$217	
CI_OS_2	District Sports Reserve - Henry Road (east)	$2,191,329	0%	$2,191,329	$1,154,365	Res.	1,367.6	448.0	468.3	2,245.9	1,023.0	1,229.0	$199	$256	$172	$126	$178	$180	
CI_OS_3	District Sports Reserve - Henry Road (west) / Gum Scrub Creek	$2,853,703	0%	$2,853,703	$1,689,102	Res.	1,367.6	448.0	468.3	2,245.9	1,023.0	1,229.0	$291	$375	$251	$184	$261	$264	
CI_OS_4	Neighbourhood Sports Reserve - Cardinia Road / Shearwater Drive	$942,798	0%	$942,798	$664,635	Res.			468.3	2,245.9					$314	$230			

[1] For calculation of the Present Value of the Demand Stream see Appendix B – Cell Development Timeframe. See Table 11 and Table 12 for more information regarding infrastructure apportionment.
[2] 'Res' indicates that only Residential development is required to contribute for the item, 'Res & Comm' indicates that both Residential and Commercial development are required to contribute for the item

TABLE 10 : CALCULATION OF CONTRIBUTIONS																			
							Demand Units Applied (Present Value of Stream) [1]						Present Value Levy Amount per Demand Unit						
Project No	Project Description	Total Cost of Project	Estimated External Usage	Total Cost Attributable to MCA	Total Present Value Cost Attributable to MCA	Types Making the Contri-bution [2]	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
DEVLOPMENT INFRASTRUCTURE																			
Community Facilites - Construction																			
DI_CF_1	Community Centre (Children's Services) - Thewlis Road	$2,665,860	0%	$2,665,860	$1,404,342	Res.	114.7	37.3	31.7		65.0	74.9	$3,826	$4,956	$4,091		$4,528	$4,763
DI_CF_2	Community Centre (Children's Services) - Henry Road (east)	$2,665,860	0%	$2,665,860	$1,404,342	Res.	114.7	37.3	31.7		65.0	74.9	$3,826	$4,956	$4,091		$4,528	$4,763
DI_CF_3	Community Centre (Children's Services) - Henry Road (west)	$2,665,860	0%	$2,665,860	$1,404,342	Res.	114.7	37.3	31.7		65.0	74.9	$3,826	$4,956	$4,091		$4,528	$4,763
DI_CF_4	Community Centre (Youth Services) - District Sports Reserve (Henry Road (east))	$2,145,838	0%	$2,145,838	$844,701	Res.	114.7	37.3	31.7	154.3	65.0	74.9	$1,738	$2,251	$1,858	$1,341	$2,057	$2,164
DI_CF_5	Community Centre (Children's Services) - Princes Highway / Cardinia Road NAC	$2,128,003	0%	$2,128,003	$837,680	Res.	114.7	37.3	31.7		65.0	74.9	$2,282	$2,956	$2,440		$2,701	$2,841

[1] For calculation of the Present Value of the Demand Stream see Appendix B – Cell Development Timeframe. See Table 11 and Table 12 for more information regarding infrastructure apportionment.
[2] 'Res' indicates that only Residential development is required to contribute for the item, 'Res & Comm' indicates that both Residential and Commercial development are required to contribute for the item

TABLE 10 : CALCULATION OF CONTRIBUTIONS																		
							Demand Units Applied (Present Value of Stream) [1]						Present Value Levy Amount per Demand Unit					
Project No	Project Description	Total Cost of Project	Estimated External Usage	Total Cost Attributable to MCA	Total Present Value Cost Attributable to MCA	Types Making the Contri-bution [2]	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Off-Road Pedestrian & Cycle Network - Construction																		
DI_TR_1	Shared Path - South side of Princes Highway	$413,877	0%	$413,877	$291,767	Res.				154.3						$1,891		
DI_TR_2	Shared Path - South side of Princes Highway	$290,152	0%	$290,152	$204,545	Res.			31.7						$6,462			
DI_TR_3	Shared Path - North side of Princes Highway	$275,268	0%	$275,268	$145,008	Res.		37.3						$3,883				
DI_TR_4	Shared Path - North side of Princes Highway	$496,816	0%	$496,816	$261,717	Res.	114.7						$2,282					
DI_TR_5	Pedestrian Bridge over Toomuc Creek Network (north of Princes Highway)	$136,864	50%	$68,432	$26,938	Res.		37.3						$721				
DI_TR_6	Shared Path - Along Toomuc Creek (south of Princes Highway)	$280,434	0%	$280,434	$197,695	Res.						74.9						$2,639
DI_TR_7	Shared Path - Along Toomuc Creek (north of Mulcahy Road)	$145,350	0%	$145,350	$57,216	Res.		37.3						$1,532				

[1] For calculation of the Present Value of the Demand Stream see Appendix B – Cell Development Timeframe. See Table 11 and Table 12 for more information regarding infrastructure apportionment.
[2] 'Res' indicates that only Residential development is required to contribute for the item, 'Res & Comm' indicates that both Residential and Commercial development are required to contribute for the item

TABLE 10 : CALCULATION OF CONTRIBUTIONS																		
							Demand Units Applied (Present Value of Stream) [1]						Present Value Levy Amount per Demand Unit					
Project No	Project Description	Total Cost of Project	Estimated External Usage	Total Cost Attributable to MCA	Total Present Value Cost Attributable to MCA	Types Making the Contri-bution [2]	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
DI_TR_8	Pedestrian Rail Underpass - Along Toomuc Creek	$1,390,500	0%	$1,390,500	$980,248	Res.				154.3		74.9				$3,177		$6,541
DI_TR_9a	Shared Path - along Gum Scrub Creek (south of Princes Highway)	$132,895	0%	$132,895	$93,686	Res.			31.7						$2,960			
DI_TR_9b	Shared Path - Along Gum Scrub Creek (south of Princes Highway)	$289,673	0%	$289,673	$152,596	Res.					65.0						$2,349	
DI_TR_10	Shared Path - Along Gum Scrub & Quirks Creek (north of Princes Highway)	$354,553	0%	$354,553	$139,568	Res.	114.7						$1,217					
DI_TR_11	Pedestrian Rail Underpass - east of Cardinia Road (connection between Delfin and community south of railway line)	$1,390,500	0%	$1,390,500	$980,248	Res.				154.3		74.9				$3,177		$6,541
DI_TR_12	Pedestrian Rail Underpass - Along Gum Scrub Creek	$1,390,500	0%	$1,390,500	$732,498	Res.			31.7		65.0				$11,571		$5,638	

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DI_TR_13	Pedestrian Bridge over Toomuc Creek (between railway line and Freeway)	$253,500	50%	$126,750	$66,770	Res.						74.9						$891
DI_TR_14	Shared Path - Along Pakenham Bypass, between Gum Scrub Creek & Toomuc Creek	$1,513,663	0%	$1,513,663	$797,379	Res.					65.0	74.9					$5,546	$5,834
Roads and Intersections - Land																		
DI_LA_1	Land required for Cardinia Road Duplication (from Princes Highway to Shearwater Drive)	$785,531	38%	$483,887	$456,497	Res. & Comm.	115.5	69.4	41.2		65.9	93.2	$2,169	$1,131	$557		$236	$954
DI_LA_2	Land required for Cardinia Road Duplication & Grade Separated Crossing	$2,476,094	51%	$1,223,190	$1,153,953	Res. & Comm.	115.5	69.4	41.2		65.9	93.2	$3,985	$2,388	$5,777		$567	$2,707
DI_LA_3	Land required for Cardinia Road Duplication (from Henry Road extension to Pakenham Bypass)	$366,982	41%	$216,153	$203,918	Res. & Comm.	115.5	69.4	41.2		65.9	93.2	$342	$184	$420		$757	$906

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DI_LA_4a	Land required for Henry Road extension (east of Cardinia Road) (Stage 1)	$815,556	0%	$815,556	$574,935	Res. & Comm.						93.2						$6,170
DI_LA_4b	Land required for Henry Road extension (east of Cardinia Road) (Stage 2)	$1,036,371	0%	$1,036,371	$730,601	Res. & Comm.						93.2						$7,840
DI_LA_5a	Land required for Henry Road extension (west of Cardinia Road) (Stage 1)	$872,666	0%	$872,666	$615,195	Res. & Comm.					65.9						$9,338	
DI_LA_5b	Land required for Henry Road extension (west of Cardinia Road) (Stage 2)	$269,209	0%	$269,209	$189,781	Res. & Comm.					65.9						$2,881	
DI_LA_6	Land required for northern East West Road (west of Cardinia Road extension)	$269,209	0%	$269,209	$105,973	Res. & Comm.	115.5						$918					
DI_LA_7	Land required for northern East West Road (east of Cardinia Road extension)	$392,174	0%	$392,174	$276,467	Res. & Comm.	115.5						$2,394					

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DI_LA_8	Land required for Cardinia Road extension (northern link)	$91,125	0%	$91,125	$64,240	Res. & Comm.	115.5						$556					
DI_LA_9	Land required for road widening of Thewlis Road (10 m)	$780,200	0%	$780,200	$550,010	Res. & Comm.	115.5	69.4					$3,350	$2,350				
DI_LA_10a	Land required for Lakeside Drive extension (northern link) (Stage 1)	$229,501	0%	$229,501	$216,510	Res. & Comm.		69.4						$3,118				
DI_LA_10b	Land required for Lakeside Drive extension (northern link) (Stage 2)	$439,194	0%	$439,194	$309,614	Res. & Comm.		69.4						$4,459				
Public Transport - Land																		
DI_LA_11	Land required for Railway Station & carparking	$1,666,526	0%	$1,666,526	$1,174,835	Res.	114.7	37.3	31.7		65.0	74.9	$3,201	$4,146	$3,422		$3,788	$3,985
District / Neighbourhood Active Open Space - Land																		
DI_LA_12	Land required for District Sports Reserve - Henry Road (east)	$3,600,000	0%	$3,600,000	$3,396,226	Res.	114.7	37.3	31.7	154.3	65.0	74.9	$6,988	$9,050	$7,471	$5,390	$8,269	$8,699

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DI_LA_13	Land required for District Sports Reserve - Henry Road (west) / Gum Scrub Creek	$3,589,448	0%	$3,589,448	$3,386,272	Res.	114.7	37.3	31.7	154.3	65.0	74.9	$6,967	$9,024	$7,449	$5,374	$8,245	$8,673
District Passive Open Space - Land																		
DI_LA_14	Land required for District Parkland - north of Princes Highway	$5,335,000	0%	$5,335,000	$5,033,019	Res.	114.7	37.3	31.7		65.0	74.9	$13,713	$17,761	$14,661		$16,228	$17,071
Community Facilities - Land																		
DI_LA_15	Land required for Community Centre (Children's Services) - Thewlis Road	$178,667	0%	$178,667	$125,953	Res.	114.7	37.3	31.7		65.0	74.9	$343	$444	$367		$406	$427
DI_LA_16	Land required for Community Centre (Children's Services) - Henry Road (east)	$416,632	0%	$416,632	$293,709	Res.	114.7	37.3	31.7		65.0	74.9	$800	$1,036	$856		$947	$996
DI_LA_17	Land required for Community Centre (Community Meeting Place) - Henry Road (east)	$416,632	0%	$416,632	$293,709	Res.	114.7	37.3	31.7	154.3	65.0	74.9	$604	$783	$646	$466	$715	$752

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DI_LA_18	Land required for Community Centre (Children's Services) - Henry Road (west)	$179,472	0%	$179,472	$94,544	Res.	114.7	37.3	31.7		65.0	74.9	$258	$334	$275		$305	$321
DI_LA_19	Land required for Library (Outside MCA)	$540,000	60%	$216,000	$85,028	Res.	114.7	37.3	31.7	154.3	65.0	74.9	$175	$227	$187	$135	$207	$218
DI_LA_20	Land required for Community Centre (Children's Services) - Princes Highway / Cardinia Road NAC	$150,000	0%	$150,000	$105,744	Res.	114.7	37.3	31.7		65.0	74.9	$288	$373	$308		$341	$359
Local Open Space - Construction																		
DI_OS_1a	Local Park Improvements (Stage 1) - north of Princes Highway	$264,332	0%	$264,332	$186,343	Res.	114.7						$1,625					
DI_OS_1b	Local Park Improvements (Stage 2) - north of Princes Highway	$132,166	0%	$132,166	$69,623	Res.	114.7						$607					
DI_OS_1c	Local Park Improvements (Stage 3) - north of Princes Highway	$264,332	0%	$264,332	$104,053	Res.	114.7	37.3					$454	$1,393				

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DI_OS_2a	Local Park Improvements (Stage 1) - South of Princes Highway	$396,498	0%	$396,498	$279,515	Res.			31.7		65.0	74.9			$2,943		$1,434	$1,244
DI_OS_2b	Local Park Improvements (Stage 2) - south of Princes Highway	$528,664	0%	$528,664	$372,687	Res.					65.0	74.9					$1,434	$3,731
Open Space Landscaping & Rehabilitation - Construction																		
DI_OS_3a	Quirks Creek Retarding Basin - Rehabilitation and Conservation (Stage 1)	$4,901,710	0%	$4,901,710	$3,455,512	Res.	114.7		31.7		65.0		$15,332		$16,392		$18,144	
DI_OS_3b	Quirks Creek Retarding Basin - Rehabilitation and Conservation (Stage 2)	$987,058	0%	$987,058	$519,970	Res.	114.7		31.7		65.0		$2,307		$2,467		$2,730	
DI_OS_4a	Landscaping & Environmental Works along Gum Scrub Creek Corridor - Princes Highway to Railway Reserve	$177,870	0%	$177,870	$125,391	Res.			31.7						$3,961			

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DI_OS_4b	Landscaping & Environmental Works along Gum Scrub Creek Corridor - Railway reserve to Bypass	$409,101	0%	$409,101	$215,509	Res.					65.0						$3,318	
DI_OS_5a	Landscaping & Environmental Works along Gum Scrub Creek Corridor - East-West Road to Peck Road	$293,422	0%	$293,422	$154,571	Res.	114.7						$1,348					
DI_OS_5b	Landscaping & Environmental Works along Quirks Creek Corridor - East-West Road to Peck Road	$119,109	0%	$119,109	$62,745	Res.	114.7						$547					
DI_OS_6	Landscaping & Environmental Works along Toomuc Creek - Railway Reserve to Bypass	$902,509	0%	$902,509	$636,233	Res.						74.9						$8,491
DI_OS_7	Landscaping & Environmental Works along Toomuc Creek - Mulcahy Road to Brown Road	$417,828	0%	$417,828	$164,476	Res.		37.3						$4,404				

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DI_OS_8a **	District Parkland - Rehabilitation and Conservation (Stage 1) - north of Princes Highway	$1,444,135	0%	$1,444,135	$1,018,058	Res.	114.7	37.3	31.7		65.0	74.9	$2,774	$3,593	$2,966		$3,283	$3,453
DI_OS_8b **	District Parkland - Rehabilitation and Conservation (Stage 2) - north of Princes Highway	$790,735	0%	$790,735	$416,549	Res.	114.7	37.3	31.7		65.0	74.9	$1,135	$1,470	$1,213		$1,343	$1,413
DI_OS_8c **	District Parkland - Rehabilitation & Conservation (Stage 3) - north of Princes Highway	$1,339,773	0%	$1,339,773	$527,396	Res.	114.7	37.3	31.7		65.0	74.9	$1,437	$1,861	$1,536		$1,701	$1,789
DI_OS_9	Landscaping & Environmental Works along Gum Scrub and Quirks Creek Corridor - north of Princes Highway	$3,016,833	0%	$3,016,833	$1,589,230	Res.	114.7		31.7		65.0		$7,051		$7,539		$8,345	

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District / Neighbourhood Active Open Space - Construction																			
DI_OS_10	District Sports Reserve - Princes Highway / Gum Scrub Creek	$1,760,526	0%	$1,760,526	$1,241,101	Res.	114.7	37.3	31.7	154.3	65.0	74.9	$2,554	$3,307	$2,730	$1,970	$3,022	$3,179	
DI_OS_11	District Sports Reserve - Henry Road (east)	$1,505,748	0%	$1,505,748	$793,209	Res.	114.7	37.3	31.7	154.3	65.0	74.9	$1,632	$2,114	$1,745	$1,259	$1,931	$2,032	
DI_OS_12	District Sports Reserve - Henry Road (west) / Gum Scrub Creek	$1,098,104	0%	$1,098,104	$578,468	Res.	114.7	37.3	31.7	154.3	65.0	74.9	$1,190	$1,542	$1,272	$918	$1,408	$1,482	
DI_OS_13	Neighbourhood Sports Reserve - Cardinia Road / Shearwater Drive	$179,625	0%	$179,625	$94,624	Res.			31.7	154.3					$662	$477			
Public Transport - Construction																			
DI_PT_1a	Bus Stop Facilities - Princes Highway PPTN (north of Princes Highway)	$133,990	0%	$133,990	$70,584	Res.	114.7	37.3					$308	$945					
DI_PT_1b	Bus Stop Facilities - Princes Highway PPTN (south of Princes Highway)	$133,990	0%	$133,990	$70,584	Res.			31.7	154.3					$1,115	$229			

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DI_PT_2a	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 1)	$31,205	0%	$31,205	$21,998	Res.	114.7						$192					
DI_PT_2b	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 3)	$10,402	0%	$10,402	$4,095	Res.	114.7						$36					
DI_PT_3	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 3)	$10,402	0%	$10,402	$4,095	Res.		37.3						$110				
DI_PT_4	Bus Stop Facilities - Local Network (south of Princes Highway) (Stage 1)	$20,803	0%	$20,803	$14,666	Res.			31.7						$463			
DI_PT_5	Bus Stop Facilities - Local Network (south of Princes Highway) (Stage 2)	$20,803	0%	$20,803	$10,959	Res.				154.3						$71		

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DI_PT_6	Bus Stop Facilities - Local Network (south of railway line) (Stage 2)	$31,205	0%	$31,205	$16,438	Res.					65.0						$253	
DI_PT_7	Bus Stop Facilities - Local Network (south of railway line) (Stage 1)	$41,607	0%	$41,607	$29,331	Res.						74.9						$391
Roads and Intersections - Construction																		
DI_RO_1	Road Construction - Cardinia Road Duplication (from Princes Highway to Shearwater Drive)	$1,956,813	39%	$1,203,440	$848,378	Res. & Comm.	115.5	69.4	41.2		65.9	93.2	$4,013	$2,106	$1,037		$440	$1,791
DI_RO_2a	Road Construction - Cardinia Road Duplication (from Shearwater Drive to Henry Road extension)	$2,596,242	51%	$1,282,543	$904,142	Res. & Comm.	115.5	69.4	41.2		65.9	93.2	$3,122	$1,871	$4,526		$445	$2,121
DI_RO_2b	Grade Separated Crossing (railway line)	$7,306,221	51%	$3,609,273	$1,901,320	Res. & Comm.	115.5	69.4	41.2		65.9	93.2	$6,565	$3,935	$9,519		$935	$4,461
DI_RO_2c	Pedestrian Bridge adjacent to rail bridge.	$235,827	0%	$235,827	$124,231	Res. & Comm.			41.2	180.4		93.2			$1,004	$230		$444

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DI_RO_2d	Road Bridge adjacent to rail bridge.	$3,684,800	0%	$3,684,800	$1,941,107	Res. & Comm.					65.9	93.2					$14,732	$10,415
DI_RO_3	Road Construction - Cardinia Road Duplication (6 lane divided carriageway) (from Henry Road extension to Pakenham Bypass)	$736,363	41%	$433,718	$228,477	Res. & Comm.	115.5	69.4	41.2		65.9	93.2	$383	$207	$470		$848	$1,016
DI_RO_4	Street Lighting - south side Princes Highway from Lakeside Blvd to Gum Scrub Creek	$574,860	0%	$574,860	$405,254	Res. & Comm.			41.2	180.4					$4,913	$1,123		
DI_RO_5	Street Lighting - north side Princes Highway from Lakeside Blvd extension to Gum Scrub Creek	$574,829	0%	$574,829	$405,232	Res. & Comm.	115.5	69.4					$2,807	$1,167				
DI_RO_6a	Road Construction - Henry Road extension (east of Cardinia Road) (Stage 1)	$1,088,370	0%	$1,088,370	$767,258	Res. & Comm.						93.2						$8,233

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DI_RO_6b	Road Construction - Henry Road extension (east of Cardinia Road) (Stage 2)	$1,382,355	0%	$1,382,355	$974,506	Res. & Comm.						93.2						$10,457
DI_RO_7	Road Bridge Construction - Henry Road over Toomuc Creek	$1,695,890	50%	$847,945	$597,768	Res. & Comm.						93.2						$6,415
DI_RO_8a	Road Construction - Henry Road extension (west of Cardinia Road) (Stage 1)	$1,560,000	0%	$1,560,000	$1,099,738	Res. & Comm.					65.9						$16,693	
DI_RO_8b	Road Construction - Henry Road extension (west of Cardinia Road) (Stage 2)	$910,000	0%	$910,000	$641,514	Res. & Comm.					65.9						$9,738	
DI_RO_9a	Road Bridge Construction - over Gum Scrub Creek (Officer Town Centre Link Road)	$913,830	50%	$456,915	$179,863	Res. & Comm.			41.2						$4,361			

[1] For calculation of the Present Value of the Demand Stream see Appendix B – Cell Development Timeframe. See Table 11 and Table 12 for more information regarding infrastructure apportionment.
[2] 'Res' indicates that only Residential development is required to contribute for the item, 'Res & Comm' indicates that both Residential and Commercial development are required to contribute for the item

TABLE 10 : CALCULATION OF CONTRIBUTIONS																		
							Demand Units Applied (Present Value of Stream) [1]						Present Value Levy Amount per Demand Unit					
Project No	Project Description	Total Cost of Project	Estimated External Usage	Total Cost Attributable to MCA	Total Present Value Cost Attributable to MCA	Types Making the Contri-bution [2]	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
DI_RO_9b	Road Bridge Construction - Henry Road over Gum Scrub Creek (Officer Town Centre Link Road)	$1,245,462	50%	$622,731	$328,047	Res. & Comm.					65.9						$4,979	
DI_RO_10	Road Construction - northern East West Road (west of Cardinia Road extension) includes culvert across Gum Scrub & Quirks Creek	$2,433,592	0%	$2,433,592	$1,715,586	Res. & Comm.	115.5						$14,855					
DI_RO_11	Road Construction - northern East West Road (east of Cardinia Road extension)	$1,569,750	0%	$1,569,750	$1,106,612	Res. & Comm.	115.5						$9,582					
DI_RO_12	Road Construction - Cardinia Road extension (northern link)	$153,750	0%	$153,750	$108,388	Res. & Comm.	115.5						$938					
DI_RO_13	Road Construction - Upgrade of Thewlis Road	$306,028	0%	$306,028	$215,738	Res. & Comm.	115.5	69.4					$1,314	$922				

[1] For calculation of the Present Value of the Demand Stream see Appendix B – Cell Development Timeframe. See Table 11 and Table 12 for more information regarding infrastructure apportionment.
[2] 'Res' indicates that only Residential development is required to contribute for the item, 'Res & Comm' indicates that both Residential and Commercial development are required to contribute for the item

TABLE 10 : CALCULATION OF CONTRIBUTIONS																		
							Demand Units Applied (Present Value of Stream) [1]						Present Value Levy Amount per Demand Unit					
Project No	Project Description	Total Cost of Project	Estimated External Usage	Total Cost Attributable to MCA	Total Present Value Cost Attributable to MCA	Types Making the Contri-bution [2]	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
DI_RO_14a	Road Construction - Lakeside Drive extension (northern link) (Stage 1)	$512,796	0%	$512,796	$483,770	Res. & Comm.		69.4						$6,967				
DI_RO_14b	Road Construction - Lakeside Drive extension (northern link) (Stage 2)	$191,360	0%	$191,360	$134,901	Res. & Comm.		69.4						$1,943				
DI_RO_15	Signalised Intersection - Princes Highway and North South Collector Road	$742,145	0%	$742,145	$523,183	Res. & Comm.	115.5		41.2				$3,498		$2,891			
DI_RO_16	Signalised Intersection - Princes Highway and Cardinia Road	$790,732	66%	$269,640	$190,085	Res. & Comm.	115.5	69.4	41.2		65.9	93.2	$811	$811	$487		$59	$173
DI_RO_17	Signalised Intersection - Princes Highway and Thewlis Road	$687,228	0%	$687,228	$484,469	Res. & Comm.	115.5	69.4					$2,950	$2,070				
DI_RO_18	Signalised Intersection - Cardinia Road and Shearwater Drive	$444,295	0%	$444,295	$313,210	Res. & Comm.			41.2	180.4					$1,681	$1,351		

[1] For calculation of the Present Value of the Demand Stream see Appendix B – Cell Development Timeframe. See Table 11 and Table 12 for more information regarding infrastructure apportionment.
[2] 'Res' indicates that only Residential development is required to contribute for the item, 'Res & Comm' indicates that both Residential and Commercial development are required to contribute for the item

TABLE 10 : CALCULATION OF CONTRIBUTIONS																		
							Demand Units Applied (Present Value of Stream) [1]						Present Value Levy Amount per Demand Unit					
Project No	Project Description	Total Cost of Project	Estimated External Usage	Total Cost Attributable to MCA	Total Present Value Cost Attributable to MCA	Types Making the Contri-bution [2]	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
DI_RO_19a	Signalised Intersection - Cardinia Road and Henry Road	$561,998	0%	$561,998	$396,186	Res. & Comm.					65.9	93.2					$2,717	$2,331
DI_RO_19b	Signalised Intersection - Cardinia Road Activity Centre and Henry Road	$246,355	0%	$246,355	$173,671	Res. & Comm.						93.2						$1,864
DI_RO_20	Roundabouts - Henry Road (east of Cardinia Road)	$1,123,962	0%	$1,123,962	$792,349	Res. & Comm.						93.2						$8,503
DI_RO_21a	Roundabouts - Henry Road (west of Cardinia Road) (Stage 1)	$387,941	0%	$387,941	$273,483	Res. & Comm.					65.9						$4,151	
DI_RO_21b	Roundabouts - Henry Road (west of Cardinia Road) (Stage 2)	$387,941	0%	$387,941	$273,483	Res. & Comm.					65.9						$4,151	
DI_RO_22a	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 1)	$764,932	0%	$764,932	$539,247	Res. & Comm.	115.5	69.4					$3,284	$2,304				

[1] For calculation of the Present Value of the Demand Stream see Appendix B – Cell Development Timeframe. See Table 11 and Table 12 for more information regarding infrastructure apportionment.
[2] 'Res' indicates that only Residential development is required to contribute for the item, 'Res & Comm' indicates that both Residential and Commercial development are required to contribute for the item

TABLE 10 : CALCULATION OF CONTRIBUTIONS

							Demand Units Applied (Present Value of Stream) [1]						Present Value Levy Amount per Demand Unit					
Project No	Project Description	Total Cost of Project	Estimated External Usage	Total Cost Attributable to MCA	Total Present Value Cost Attributable to MCA	Types Making the Contri-bution [2]	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
DI_RO_22b	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 2)	$382,466	0%	$382,466	$201,478	Res. & Comm.	115.5						$1,745					
DI_RO_23	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 2)	$377,608	0%	$377,608	$198,919	Res. & Comm.		69.4						$2,865				
DI_RO_24	Roundabout - northern East West Road (west of Cardinia Road extension)	$382,466	0%	$382,466	$150,556	Res. & Comm.	115.5						$1,304					
DI_RO_25***	Acoustic Consulting Services and Landscape Architectural Consultancy Services for Freeway Noise Mitigation	$22,312	0%	$22,312	$15,729	Res. & Comm.					65.9	93.2					$108	$93

* The pedestrian bridge adjacent to the grade separated crossing has been classified as a “Roads and Intersections” item (DI_RO2c) and has not been included as an “Off Road Pedestrian & Cycle Network” item.

** The rehabilitation and conservation works for the 'District Passive Open Space' have been included in the 'Open Space Landscaping & Rehabilitation - Construction' category.

*** DI_RO_25 Acoustic Consulting Services and Landscape Architectural Consultancy Services for Freeway Noise Mitigation has been inlcuded in the 'Road and Intersections - Construction' category.

[1] For calculation of the Present Value of the Demand Stream see Appendix B – Cell Development Timeframe. See Table 11 and Table 12 for more information regarding infrastructure apportionment.
[2] ‘Res’ indicates that only Residential development is required to contribute for the item, ‘Res & Comm’ indicates that both Residential and Commercial development are required to contribute for the item

Table 11 Cost Contribution by Cell - Community Infrastructure Items

Community Infrastructure	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Total
Community Facilities - Construction	$1,619,588	$683,144	$477,991	$1,680,994	$1,085,773	$1,317,442	$6,864,933
District / Neighbourhood Active Open Space - Construction	$1,656,125	$698,555	$697,506	$2,452,983	$1,110,267	$1,347,162	$7,962,599
Total	$3,275,713	$1,381,699	$1,175,498	$4,133,977	$2,196,040	$2,664,604	$14,827,531

Table 12 Cost Contribution by Cell - Development Infrastructure Items

Development Infrastructure	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Total
Community Facilites - Construction	$3,669,728	$1,547,895	$1,083,052	$525,445	$2,460,188	$2,985,113	$12,271,421
Community Facilites - Land	$438,173	$184,822	$129,318	$154,911	$293,751	$356,428	$1,557,402
Off-Road Pedestrian & Cycle Network - Construction	$851,369	$489,049	$1,118,297	$1,804,377	$1,668,796	$2,627,474	$8,559,362
Local Open Space - Construction	$528,664	$132,166	$132,166	$0	$264,332	$528,664	$1,585,991
Open Space Landscaping & Rehabilitation - Construction	$6,060,222	$888,898	$1,844,681	$0	$4,195,316	$1,810,965	$14,800,082
District / Neighbourhood Open Space - Construction	$1,029,653	$434,308	$343,651	$1,208,548	$690,280	$837,563	$4,544,003
District / Neighbourhood Open Space - Land	$1,696,148	$715,437	$500,587	$1,760,457	$1,137,099	$1,379,719	$7,189,448
District Passive Open Space - Land	$1,666,784	$703,051	$491,920	$0	$1,117,413	$1,355,833	$5,335,000
Public Transport - Construction	$108,602	$77,397	$87,798	$87,798	$31,205	$41,607	$434,406
Public Transport - Land	$520,663	$219,616	$153,664	$0	$349,053	$423,530	$1,666,526
Roads and Intersections - Land	$2,096,384	$1,172,801	$295,262	$0	$1,250,834	$2,303,153	$7,118,434
Roads and Intersections - Construction	$10,016,569	$2,735,932	$2,226,427	$711,984	$6,286,108	$8,439,151	$30,416,172
Total	$28,682,957	$9,301,372	$8,406,823	$6,253,520	$19,744,376	$23,089,200	$95,478,247

Table 13 Summary of Charges - Community Infrastructure Levy

Community Infrastructure (Per Dwelling)	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Community Facilities - Construction	$557.1	$717.2	$480.1	$352.1	$499.2	$504.2
District / Neighbourhood Active Open Space - Construction	$730.7	$940.8	$944.0	$692.2	$654.8	$661.4
Total Value ($) of "Community Infrastructure" Contributions (per dwelling)	$1,288	$1,658	$1,424	$1,044	$1,154	$1,166

Table 14 Summary of Charges - Development Infrastructure Levy

Development Infrastructure (Per Ha)	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Community Facilites - Construction	$15,500	$20,075	$16,571	$1,341	$18,342	$19,295
Community Facilites - Land	$2,468	$3,197	$2,639	$601	$2,921	$3,073
Off-Road Pedestrian & Cycle Network - Construction	$3,500	$6,137	$20,992	$8,244	$13,533	$22,447
Local Open Space - Construction	$2,686	$1,393	$2,943	$0	$2,869	$4,974
Open Space Landscaping & Rehabilitation - Construction	$31,932	$11,328	$36,074	$0	$38,863	$15,146
District / Neighbourhood Open Space - Construction	$5,376	$6,963	$6,409	$4,624	$6,362	$6,692
District / Neighbourhood Open Space - Land	$13,955	$18,074	$14,919	$10,764	$16,514	$17,372
District Passive Open Space - Land	$13,713	$17,761	$14,661	$0	$16,228	$17,071
Public Transport - Construction	$535	$1,055	$1,578	$300	$253	$391
Public Transport - Land	$3,201	$4,146	$3,422	$0	$3,788	$3,985
Roads and Intersections - Land	$13,712	$13,631	$6,754	$0	$13,779	$18,578
Roads and Intersections - Construction	$57,170	$27,167	$30,889	$2,704	$59,996	$58,316
Total Value ($) of "Development Infrastructure" Contributions (per Ha of Net Developable Area) Payable by Developer on Residential Land	**$163,749**	**$130,926**	**$157,853**	**$28,577**	**$193,449**	**$187,340**
Total Value ($) of "Development Infrastructure" Contributions (per Demand Unit) Payable by Developer on Retail/Commercial Land[1]	**$70,883**	**$40,797**	**$37,643**	**$2,704**	**$73,775**	**$76,894**

[1] The Demand Unit for residential development is 1 hectare of Net Residential Developable Area. The demand unit for Core Retail development is 266.3 m^2 of gross retail floor space. The demand unit for Peripheral Commercial is 1,696.2 m^2 of gross floor space. For more detail on demand units refer to section 4.

7. DCP Administration

7.1 Indexation of Levies

Land values listed in this DCP are in December 2007 dollars. They will be indexed annually according to the following specified method:

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
  - The capital costs of each infrastructure item must be adjusted by reference to the *Producer Price Indexes Australia, General construction (41) Victoria (Tables 15 & 16. Output of the general construction industry, Series 6427.0),* published by the ABS.
  - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 December in each year.
- In relation to the cost of land required under the Cardinia Road Precinct DCP, the land value must be adjusted by adopting a revised land value determined according to the following method:
  - The adoption of the market value of a hectare of land in the DCP area, to the satisfaction of the Responsible Authority, which is the mid point between a valuation conducted by the Victorian Valuer General and a registered valuer appointed by the President for the time being of the Victorian Division of the Australian Property Institute.
  - The revised land value and the adjustment of the contributions must be calculated as of 1 December in each year.
  - Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

7.2 Valuation of Land

Initial valuation assessments for land required for development and community infrastructure within this DCP were carried out in accordance with the following principles:

1. Valuations were to be preliminary

Valuations provided were to be preliminary only, i.e.: they were to be prepared using:

(a) the currently available information at the time in relation to the properties that were affected;

(b) indicative information in relation to the land that was required ; and

(c) general guidance in relation to why the land was required.

The level of investigation was less than that associated with a full valuation report and it was acknowledged that valuations were likely to change if additional information came to hand in relation to the specific circumstances of each property. Likewise, it was acknowledged that if the size or the alignment of the land required changed or the nature of the required land changed, that future valuations were also likely to change.

2. Valuations were to take into account the specifics of the land required

Valuation of the land required took into account the specific circumstances of both the affected properties and the purpose of the land that was required. Valuations were not based on an indicative "rate per hectare" for the locality.

3. Normal valuation principles applied

Whilst the valuations were "preliminary", normal valuation practices were adopted. For example, where only part of the land was required, valuations were carried out on a "before and after" basis. Comparable sales were analysed and compared to the affected properties as part of the valuation process. Normal valuation considerations such as location, topography, shape, views and development constraints were taken into account to the extent that there was readily available information.

4. Zoning and development approvals were assumed

Valuations were carried out on the assumption that the subject lands were contained within an appropriate urban zoning and that development approval was in place.

5. Availability of services was assumed

It was assumed that all normal services were available for connection. The valuations took account of the actual circumstances in relation to services. For example, if services were remote from the property, the land value was likely to be lower than would be the case for properties which had services at the property boundary. It was acknowledged that future reviews of the valuations should take account of changes in the location and availability of services.

7.3 Collecting Agency

The Cardinia Shire Council is the Collecting Agency pursuant to section 46K of the *Planning and Environment Act 1987*.

7.4 Development Agency

The Cardinia Shire Council is the development agency for all infrastructure items pursuant to section 46K of the *Planning and Environment Act 1987* with the exception of those items outlined in section 5.7 of this DCP.

7.5 Collection of Levies

The Community Infrastructure Levy will be collected by Cardinia Shire Council at the Building Approval Stage in accordance with section 46(0) of the *Planning & Environment Act* 1987.

The Development Infrastructure Levy will be collected by Cardinia Shire Council as follows:

- For the subdivision of residential land, before the issue of a Statement of Compliance under the Subdivision Act 1988 in respect of the subdivision creating any new residential lot;
- In relation to the development of commercial land, a planning permit condition must require the payment of the development contribution prior to the commencement of works unless there is an agreement with the Responsible Authority to secure the payment of the development contribution by some other means or other timeframe.

The Development Infrastructure Levy will be collected by the Responsible Authority (Cardinia Shire Council) before the issue of a Statement of Compliance. A statement of compliance must not be issued until the development infrastructure levy is paid.

The Responsible Authority will impose conditions on a planning permit for subdivision or for the development of commercial land to collect the levies generally as follows:

<u>For subdivisions of residential land</u>

A development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contributions Plan for the land within the following specified time, namely after Certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan.

Where the subdivision is to be developed in stages the development infrastructure levy for that stage only may be paid to the Responsible Authority within the time specified provided that a Schedule of Development Contributions is submitted with each stage plan of subdivision. The schedule must show the amount of development contributions payable for each stage and paid in respect of prior stages to the satisfaction of the Responsible Authority.

For a permit for the development of commercial land

Unless some other arrangement has been agreed to by Council in a section 173 agreement, prior to the commencement of any development, the Development Infrastructure Levy must be paid to the Responsible Authority in accordance with the provisions of the approved DCP for the land.

No permit required for the development of land

Where no planning permit is required for the development of land, unless some other arrangement has been agreed to by Council in a section 173 agreement, prior to the commencement of any development, the Development Infrastructure Levy must be paid to the Responsible Authority in accordance with the provisions of the approved DCP for the land.

7.6 State Infrastructure Levy

This DCP acknowledges that future legislation in regards to a Victorian State Infrastructure Levy may affect the requirement for, and cost of items within this DCP.

7.7 Administrative Procedures

The Strategic Development Unit of Council will undertake ongoing accounting and review of this DCP in terms of:

- The relevance of projects listed in the DCP;
- The level of contributions collected;
- The construction costs of infrastructure projects;
- The land costs of infrastructure projects;
- Updating the DCP to reflect any relevant amendments to the Planning and Environment Act, or any new Ministerial Directions relating to development contributions.

The Strategic Development Unit of Council will be required to undertake a formal review of this DCP every five years during the lifespan of the DCP.

Council must keep proper accounts for funds collected through a development contributions plan in accordance with the provisions of the *Planning & Environment Act* 1987 (Part 3b section 46Q(1)). Council intends to establish an interest bearing account to hold all funds collected from the DCP. All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

If Council resolves not to proceed with any of the infrastructure projects listed in this Development Contribution Plan, the Council will comply with section 46(Q) of the *Planning & Environment Act* 1987.

7.8 Method of Provision

Responsibility for the delivery of infrastructure works as described in this DCP resides with the Cardinia Shire Council with the exception of the items outlined in Section 5.7.

Infrastructure works may be provided by developers with a credit provided against their development contribution, subject to the agreement of the Council. The process by which developers may receive this credit is outlined in Section 8 - Implementation Strategy.

8. Implementation Strategy

8.1 Introduction

This section provides further details on how Council intends to implement the DCP. It provides further detailed information following on from Section 7 – DCP Administration. This section outlines:

- how land and works can be provided by developers to offset their development contributions;
- the specific items of infrastructure that Council considers could be provided in-kind;
- a summary of the land budget and demand units under the DCP;
- a summary of the development contribution that is payable by each cell and the total funds to be collected;
- a summary of the apportionment of infrastructure costs.

8.2 Background and Rationale for the Implementation Strategy

This Implementation Strategy has been incorporated into the DCP to help minimise the risk to Council associated with administration the DCP.

The Implementation Strategy recognises that much of the land within the DCP area is held in large consolidated holdings by a small number of large residential land developers. Council seeks to provide these developers with opportunities to directly deliver DCP infrastructure projects.

The purpose of the Implementation Strategy is to provide certainty in terms of which infrastructure items can 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 at set credits the funding risk to Council is reduced, while developers are given greater flexibility, certainty and control over the roll-out of infrastructure within their development area.

8.3 Provision of Land and Works In-Kind

As outlined in Section 7 – DCP Administration, payment of development contributions is to be made in cash.

Alternatively, infrastructure works and land may be provided by developers with a credit provided against their development contribution, subject to the agreement of the Council. In determining whether to agree to the provision of works in lieu of cash the Council will have regard to the following:

- Only works or land identified in the DCP can be provided in lieu of cash;
- Works must be provided to a standard that generally accords with the DCP unless agreed between Council and the developer;
- Detailed design must be approved by the Council and generally accord with the standards outlined in the DCP unless agreed by the Council and the developer;
- The construction of works must be completed to the satisfaction of the Council;
- The impact on the DCP is cost and revenue neutral.

Where Council agrees that works are to be provided by a developer in lieu of cash contributions:

- The credit for the works provided shall equal the value identified in the DCP taking into account the impact of indexation;
- The value of works provided in accordance with the principles outlined above, will be offset against the development contributions liable to be paid by the developer;
- The developer will not be required to make cash payments for contributions until the value of any credits for the provision of agreed works-in-kind are exhausted;
- Where credit for works-in-kind can't be offset against future levy payments the developer shall be reimbursed by the Council for any excess credit at the time of provision shown in the DCP;
- Where a developer chooses to bring forward works ahead of the scheduled time in the DCP this can be done provided the impact on the DCP is cost and revenue neutral.

8.4 Implementation

Where Council agrees that works in kind can be provided by a developer in lieu of cash contribution, this would be set out in an agreement pursuant to Section 173 of the *Planning and Environment Act 1987*.

It is Council's aim, where possible, to discuss and agree with large land developers, how they wish to develop their land holdings and to identify all of the items of infrastructure they wish to provide in lieu of development contributions. It is Council's aim to agree on these matters with developers prior to development commencing.

8.5 Land

Council wishes to obtain land required under the DCP, as an off-set against a developer's development contributions. As with works-in-kind, the provision of land would be set out in an agreement between the developer and Council pursuant to Section 173 of the *Planning and Environment Act 1987*. The value of the off-set for providing land will equal the value shown in the DCP, subject to indexation.

8.6 Infrastructure Cell Allocation and Suggested Land / Works to be Provided In-Kind

Table 15 below provides a summary of the infrastructure items allocated to each DCP Cell and the infrastructure items that could be provided as works in kind. The table indicates the cell in which each item would be provided and the developer credit that would be attributed for the provision of the item as works-in-kind (subject to annual indexation).

Council would encourage developers to discuss and agree with Council, the potential for provision of works and land to offset their development contribution. A major aim is to ensure that the timing of infrastructure delivery appropriately supports development.

Table 15 provides the starting point for Council and developers agreeing to a schedule of land and works that each developer can provide as an offset to their development contribution.

Council is proposing to construct the Community Centre items given the need to comply with statutory requirements relating to child care and kindergartens. However, Council could consider developers providing this infrastructure on a case by case basis.

In respect of the infrastructure items where VicRoads is the development agency, any proposal by developers to provide these works as an offset against their development contribution, must be agreed with VicRoads and the Council. These items will include DI_RO_1, DI_RO_2a, DI_RO_2b, DI_RO_3 and DI_RO_16.

Table 15 Infrastructure Cell Allocation and Land and Works-in-Kind

TABLE 15 : INFRASTRUCTURE CELL ALLOCATION AND LAND AND WORKS IN KIND												
Item	Description	Cost Apportioned to Each Cell (Bold indicates cell/s in which the item would be provided)							Can be Provided In-Kind	Year	Credit at year of provision (figure subject to indexation)
		Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	External Demand			
COMMUNITY INFRASTRUCTURE											
Community Facilities - Construction											
CI_CF_1	Library (Outside MCA)	9.4%	4.0%	2.8%	9.8%	6.3%	7.7%	**60.0%**	No	2018 - 2023	$7,270,769
CI_CF_2	Community Centre (Community Meeting Place) - Henry Road (east)	23.6%	10.0%	7.0%	24.5%	15.8%	**19.2%**		No	2013 - 2018	$3,956,625
District / Neighbourhood Active Open Space – Construction											
CI_OS_1	District Sports Reserve - Princes Highway / Gum Scrub Creek	23.6%	10.0%	**7.0%**	24.5%	15.8%	19.2%		No	2008 - 2013	$1,974,768
CI_OS_2	District Sports Reserve - Henry Road (east)	23.6%	10.0%	7.0%	24.5%	15.8%	**19.2%**		No	2013 - 2018	$2,191,329
CI_OS_3	District Sports Reserve - Henry Road (west) / Gum Scrub Creek	23.6%	10.0%	7.0%	24.5%	**15.8%**	19.2%		No	2011 - 2016	$2,853,703
CI_OS_4	Neighbourhood Sports Reserve - Cardinia Road / Shearwater Drive			22.1%	**77.9%**				No	2008 - 2013	$942,798
DEVELOPMENT INFRASTRUCTURE											
Community Facilites – Construction											
DI_CF_1	Community Centre (Children's Services) - Thewlis Road	**31.2%**	13.2%	9.2%		20.9%	25.4%		No	2013 - 2018	$2,665,860
DI_CF_2	Community Centre (Children's Services) - Henry Road (east)	31.2%	13.2%	9.2%		20.9%	**25.4%**		No	2013 - 2018	$2,665,860
DI_CF_3	Community Centre (Children's Services) - Henry Road (west)	31.2%	13.2%	9.2%		**20.9%**	25.4%		No	2013 - 2018	$2,665,860
DI_CF_4	Community Centre (Youth Services) - District Sports Reserve (Henry Road (east))	23.6%	10.0%	7.0%	24.5%	15.8%	**19.2%**		No	2018 - 2023	$2,145,838
DI_CF_5	Community Centre (Children's Services) - Princes Highway / Cardinia Road NAC	31.2%	13.2%	**9.2%**		20.9%	25.4%		No	2018 - 2023	$2,128,003
Off-Road Pedestrian & Cycle Network - Construction											
DI_TR_1	Shared Path - South side of Princes Highway				**100.0%**				No	2008 - 2013	$413,877
DI_TR_2	Shared Path - South side of Princes Highway			**100.0%**					Yes	2008 - 2013	$290,152
DI_TR_3	Shared Path - North side of Princes Highway		**100.0%**						Yes	2013 - 2018	$275,268
DI_TR_4	Shared Path - North side of Princes Highway	**100.0%**							Yes	2013 - 2018	$496,816
DI_TR_5	Pedestrian Bridge over Toomuc Creek Network (north of Princes Highway)		**50.0%**					50.0%	Yes	2018 - 2023	$136,864

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TABLE 15 : INFRASTRUCTURE CELL ALLOCATION AND LAND AND WORKS IN KIND											
Item	Description	Cost Apportioned to Each Cell (Bold indicates cell/s in which the item would be provided)							Can be Provided In-Kind	Year	Credit at year of provision (figure subject to indexation)
		Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	External Demand			
DI_TR_6	Shared Path - Along Toomuc Creek (south of Princes Highway)						**100.0%**		Yes	2008 - 2013	$280,434
DI_TR_7	Shared Path - Along Toomuc Creek (north of Mulcahy Road)		**100.0%**						Yes	2018 - 2023	$145,350
DI_TR_8	Pedestrian Rail Underpass - Along Toomuc Creek				**50.0%**		**50.0%**		Yes	2008 - 2013	$1,390,500
DI_TR_9a	Shared Path - along Gum Scrub Creek (south of Princes Highway)			**100.0%**					Yes	2008 - 2013	$132,895
DI_TR_9b	Shared Path - Along Gum Scrub Creek (south of Princes Highway)					**100.0%**			Yes	2013 - 2018	$289,673
DI_TR_10	Shared Path - Along Gum Scrub & Quirks Creek (north of Princes Highway)	**100.0%**							Yes	2018 - 2023	$354,553
DI_TR_11	Pedestrian Rail Underpass - east of Cardinia Road (connection between Delfin and community south of railway line)				**50.0%**		**50.0%**		Yes	2008 - 2013	$1,390,500
DI_TR_12	Pedestrian Rail Underpass - Along Gum Scrub Creek			**50.0%**		**50.0%**			Yes	2013 - 2018	$1,390,500
DI_TR_13	Pedestrian Bridge over Toomuc Creek (between railway line and Freeway)						**50.0%**	**50.0%**	Yes	2013 - 2018	$253,500
DI_TR_14	Shared Path - Along Pakenham Bypass, between Gum Scrub Creek & Toomuc Creek					**45.2%**	**54.8%**		Yes	2013 - 2018	$1,513,663
Roads and Intersections – Land											
DI_LA_1	Land required for Cardinia Road Duplication (from Princes Highway to Shearwater Drive)	33.8%	10.6%	**3.1%**		2.1%	12.0%	38.5%	Yes	2008 - 2013	$785,531
DI_LA_2	Land required for Cardinia Road Duplication & Grade Separated Crossing	19.7%	7.1%	**10.2%**	**0.0% ***	**1.6%**	**10.8%**	**50.6%**	Yes	2008 - 2013	$2,476,094
DI_LA_3	Land required for Cardinia Road Duplication (from Henry Road extension to Pakenham Bypass)	11.4%	3.7%	5.0%		**14.4%**	**24.4%**	41.1%	Yes	2008 - 2013	$366,982
DI_LA_4a	Land required for Henry Road extension (east of Cardinia Road) (Stage 1)						**100.0%**		Yes	2008 - 2013	$815,556
DI_LA_4b	Land required for Henry Road extension (east of Cardinia Road) (Stage 2)						**100.0%**		Yes	2008 - 2013	$1,036,371
DI_LA_5a	Land required for Henry Road extension (west of Cardinia Road) (Stage 1)					**100.0%**			Yes	2008 - 2013	$872,666
DI_LA_5b	Land required for Henry Road extension (west of Cardinia Road) (Stage 2)					**100.0%**			Yes	2008 - 2013	$269,209
DI_LA_6	Land required for northern East West Road (west of Cardinia Road extension)	**100.0%**							Yes	2018 - 2023	$269,209
DI_LA_7	Land required for northern East West Road (east of Cardinia Road extension)	**100.0%**							Yes	2008 - 2013	$392,174
DI_LA_8	Land required for Cardinia Road extension (northern link)	**100.0%**							Yes	2008 - 2013	$91,125
DI_LA_9	Land required for road widening of Thewlis Road (10 m)	**70.3%**	**29.7%**						Yes	2008 - 2013	$780,200
DI_LA_10a	Land required for Lakeside Drive extension (northern link) (Stage 1)		**100.0%**						Yes	2008 - 2013	$229,501

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TABLE 15 : INFRASTRUCTURE CELL ALLOCATION AND LAND AND WORKS IN KIND											
Item	Description	Cost Apportioned to Each Cell (Bold indicates cell/s in which the item would be provided)							Can be Provided In-Kind	Year	Credit at year of provision (figure subject to indexation)
		Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	External Demand			
DI_LA_10b	Land required for Lakeside Drive extension (northern link) (Stage 2)		**100.0%**						Yes	2008 - 2013	$439,194
Public Transport - Land											
DI_LA_11	Land required for Railway Station & carparking	31.2%	13.2%	9.2%		20.9%	**25.4%**		Yes	2008 - 2013	$1,666,526
District / Neighbourhood Active Open Space - Land											
DI_LA_12	Land required for District Sports Reserve - Henry Road (east)	23.6%	10.0%	7.0%	24.5%	15.8%	**19.2%**		Yes	2008 - 2013	$3,600,000
DI_LA_13	Land required for District Sports Reserve - Henry Road (west) / Gum Scrub Creek	23.6%	10.0%	7.0%	24.5%	**15.8%**	19.2%		Yes	2008 - 2013	$3,589,448
District Passive Open Space – Land											
DI_LA_14	Land required for District Parkland - north of Princes Highway	**31.2%**	13.2%	9.2%		20.9%	25.4%		Yes	2008 - 2013	$5,335,000
Community Facilites – Land											
DI_LA_15	Land required for Community Centre (Children's Services) - Thewlis Road	**31.2%**	13.2%	9.2%		20.9%	25.4%		Yes	2008 - 2013	$178,667
DI_LA_16	Land required for Community Centre (Children's Services) - Henry Road (east)	31.2%	13.2%	9.2%		20.9%	**25.4%**		Yes	2008 - 2013	$416,632
DI_LA_17	Land required for Community Centre (Community Meeting Place) - Henry Road (east)	23.6%	10.0%	7.0%	24.5%	15.8%	**19.2%**		Yes	2008 - 2013	$416,632
DI_LA_18	Land required for Community Centre (Children's Services) - Henry Road (west)	31.2%	13.2%	9.2%		**20.9%**	25.4%		Yes	2013 - 2018	$179,472
DI_LA_19	Land required for Library (Outside MCA)	9.4%	4.0%	2.8%	9.8%	6.3%	7.7%	60.0%	No	2018 - 2023	$540,000
DI_LA_20	Land required for Community Centre (Children's Services) - Princes Highway / Cardinia Road NAC	31.2%	13.2%	**9.2%**		20.9%	25.4%		Yes	2008 - 2013	$150,000
Local Open Space – Construction											
DI_OS_1a	Local Park Improvements (Stage 1) - north of Princes Highway	**100.0%**							Yes	2008 - 2013	$264,332
DI_OS_1b	Local Park Improvements (Stage 2) - north of Princes Highway	**100.0%**							Yes	2013 - 2018	$132,166
DI_OS_1c	Local Park Improvements (Stage 3) - north of Princes Highway	**50.0%**	**50.0%**						Yes	2018 - 2023	$264,332
DI_OS_2a	Local Park Improvements (Stage 1) - South of Princes Highway			**33.3%**		**33.3%**	**33.3%**		Yes	2008 - 2013	$396,498
DI_OS_2b	Local Park Improvements (Stage 2) - south of Princes Highway					**25.0%**	**75.0%**		Yes	2008 - 2013	$528,664
Open Space Landscaping & Rehabilitation – Construction											
DI_OS_3a	Quirks Creek Retarding Basin - Rehabilitation and Conservation (Stage 1)	**50.9%**		15.0%		34.1%			Yes	2008 - 2013	$4,901,710
DI_OS_3b	Quirks Creek Retarding Basin - Rehabilitation and Conservation (Stage 2)	**50.9%**		15.0%		34.1%			Yes	2013 - 2018	$987,058

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TABLE 15 : INFRASTRUCTURE CELL ALLOCATION AND LAND AND WORKS IN KIND												
Item	Description	Cost Apportioned to Each Cell (Bold indicates cell/s in which the item would be provided)							Can be Provided In-Kind	Year	Credit at year of provision (figure subject to indexation)
		Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	External Demand			
DI_OS_4a	Landscaping & Environmental Works along Gum Scrub Creek Corridor - Princes Highway to Railway Reserve			100.0%					Yes	2008 - 2013	$177,870
DI_OS_4b	Landscaping & Environmental Works along Gum Scrub Creek Corridor - Railway reserve to Bypass					100.0%			Yes	2013 - 2018	$409,101
DI_OS_5a	Landscaping & Environmental Works along Gum Scrub Creek Corridor - East-West Road to Peck Road	100.0%							Yes	2013 - 2018	$293,422
DI_OS_5b	Landscaping & Environmental Works along Quirks Creek Corridor - East-West Road to Peck Road	**100.0%**							Yes	2013 - 2018	$119,109
DI_OS_6	Landscaping & Environmental Works along Toomuc Creek - Railway Reserve to Bypass						**100.0%**		Yes	2008 - 2013	$902,509
DI_OS_7	Landscaping & Environmental Works along Toomuc Creek - Mulcahy Road to Brown Road		**100.0%**						Yes	2018 - 2023	$417,828
DI_OS_8a	District Parkland - Rehabilitation and Conservation (Stage 1) - north of Princes Highway	**31.2%**	**13.2%**	9.2%		20.9%	25.4%		Yes	2008 - 2013	$1,444,135
DI_OS_8b	District Parkland - Rehabilitation and Conservation (Stage 2) - north of Princes Highway	**31.2%**	13.2%	9.2%		20.9%	25.4%		Yes	2013 - 2018	$790,735
DI_OS_8c	District Parkland - Rehabilitation & Conservation (Stage 3) - north of Princes Highway	**31.2%**	13.2%	9.2%		20.9%	25.4%		Yes	2018 - 2023	$1,339,773
DI_OS_9	Landscaping & Environmental Works along Gum Scrub and Quirks Creek Corridor - north of Princes Highway	50.9%		**15.0%**		34.1%			Yes	2013 - 2018	$3,016,833
District / Neighbourhood Active Open Space – Construction											
DI_OS_10	District Sports Reserve - Princes Highway / Gum Scrub Creek	23.6%	10.0%	**7.0%**	24.5%	15.8%	19.2%		Yes	2008 - 2013	$1,760,526
DI_OS_11	District Sports Reserve - Henry Road (east)	23.6%	10.0%	7.0%	24.5%	15.8%	**19.2%**		Yes	2013 - 2018	$1,505,748
DI_OS_12	District Sports Reserve - Henry Road (west) / Gum Scrub Creek	23.6%	10.0%	7.0%	24.5%	**15.8%**	19.2%		Yes	2013 - 2018	$1,098,104
DI_OS_13	Neighbourhood Sports Reserve - Cardinia Road / Shearwater Drive			22.1%	**77.9%**				No	2013 - 2018	$179,625
Public Transport – Construction											
DI_PT_1a	Bus Stop Facilities - Princes Highway PPTN (north of Princes Highway)	**50.0%**	**50.0%**						Yes	2013 - 2018	$133,990
DI_PT_1b	Bus Stop Facilities - Princes Highway PPTN (south of Princes Highway)			**50.0%**	**50.0%**				Yes	2013 - 2018	$133,990
DI_PT_2a	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 1)	**100.0%**							Yes	2008 - 2013	$31,205
DI_PT_2b	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 3)	**100.0%**							Yes	2018 - 2023	$10,402

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TABLE 15 : INFRASTRUCTURE CELL ALLOCATION AND LAND AND WORKS IN KIND												
Item	Description	Cost Apportioned to Each Cell (Bold indicates cell/s in which the item would be provided)							Can be Provided In-Kind	Year	Credit at year of provision (figure subject to indexation)
		Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	External Demand			
DI_PT_3	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 3)		**100.0%**						Yes	2018 - 2023	$10,402
DI_PT_4	Bus Stop Facilities - Local Network (south of Princes Highway) (Stage 1)			**100.0%**					Yes	2008 - 2013	$20,803
DI_PT_5	Bus Stop Facilities - Local Network (south of Princes Highway) (Stage 2)				**100.0%**				No	2013 - 2018	$20,803
DI_PT_6	Bus Stop Facilities - Local Network (south of railway line) (Stage 2)					**100.0%**			Yes	2013 - 2018	$31,205
DI_PT_7	Bus Stop Facilities - Local Network (south of railway line) (Stage 1)						**100.0%**		Yes	2008 - 2013	$41,607
Roads and Intersections – Construction											
DI_RO_1	Road Construction - Cardinia Road Duplication (from Princes Highway to Shearwater Drive)	33.6%	10.6%	**3.1%**		2.1%	12.1%	38.5%	Subject to Agreement with VicRoads	2008 - 2013	$1,956,813
DI_RO_2a	Road Construction - Cardinia Road Duplication (from Shearwater Drive to Henry Road extension)	19.7%	7.1%	**10.2%**	**0.0% ***	**1.6%**	**10.8%**	50.6%	Subject to Agreement with VicRoads	2008 - 2013	$2,596,242
DI_RO_2b	Grade Separated Crossing (railway line)	19.7%	7.1%	**10.2%**	**0.0% ***	**1.6%**	**10.8%**	50.6%	Subject to Agreement with VicRoads	2013 - 2018	$7,306,221
DI_RO_2c	Pedestrian Bridge adjacent to rail bridge.			**33.3%**	**33.3%**		33.3%		Yes	2013 - 2018	$235,827
DI_RO_2d	Road Bridge adjacent to rail bridge.					**50.0%**	**50.0%**		Yes	2013 - 2018	$3,684,800
DI_RO_3	Road Construction - Cardinia Road Duplication (6 lane divided carriageway) (from Henry Road extension to Pakenham Bypass)	11.4%	3.7%	5.0%		**14.4%**	**24.4%**	41.1%	Subject to Agreement with VicRoads	2013 - 2018	$736,363
DI_RO_4	Street Lighting - south side Princes Highway from Lakeside Blvd to Gum Scrub Creek			**50.0%**	**50.0%**				Yes	2008 - 2013	$574,860
DI_RO_5	Street Lighting - north side Princes Highway from Lakeside Blvd extension to Gum Scrub Creek	**80.0%**	**20.0%**						Yes	2008 - 2013	$574,829
DI_RO_6a	Road Construction - Henry Road extension (east of Cardinia Road) (Stage 1)						**100.0%**		Yes	2008 - 2013	$1,088,370
DI_RO_6b	Road Construction - Henry Road extension (east of Cardinia Road) (Stage 2)						**100.0%**		Yes	2008 - 2013	$1,382,355
DI_RO_7	Road Bridge Construction - Henry Road over Toomuc Creek						**50.0%**	**50.0%**	Yes	2008 - 2013	$1,695,890
DI_RO_8a	Road Construction - Henry Road extension (west of Cardinia Road) (Stage 1)					**100.0%**			Yes	2008 - 2013	$1,560,000

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Item	Description	Cost Apportioned to Each Cell (Bold indicates cell/s in which the item would be provided)							Can be Provided In-Kind	Year	Credit at year of provision (figure subject to indexation)
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DI_RO_8b	Road Construction - Henry Road extension (west of Cardinia Road) (Stage 2)					**100.0%**			Yes	2008 - 2013	$910,000
DI_RO_9a	Road Bridge Construction - over Gum Scrub Creek (Officer Town Centre Link Road)			**50.0%**				**50.0%**	Yes	2018 - 2023	$913,830
DI_RO_9b	Road Bridge Construction - Henry Road over Gum Scrub Creek (Officer Town Centre Link Road)					**50.0%**		**50.0%**	Yes	2013 - 2018	$1,245,462
DI_RO_10	Road Construction - northern East West Road (west of Cardinia Road extension) includes culvert across Gum Scrub & Quirks Creek	**100.0%**							Yes	2008 - 2013	$2,433,592
DI_RO_11	Road Construction - northern East West Road (east of Cardinia Road extension)	**100.0%**							Yes	2008 - 2013	$1,569,750
DI_RO_12	Road Construction - Cardinia Road extension (northern link)	**100.0%**							Yes	2008 - 2013	$153,750
DI_RO_13	Road Construction - Upgrade of Thewlis Road	**70.3%**	**29.7%**						Yes	2008 - 2013	$306,028
DI_RO_14a	Road Construction - Lakeside Drive extension (northern link) (Stage 1)		**100.0%**						Yes	2008 - 2013	$512,796
DI_RO_14b	Road Construction - Lakeside Drive extension (northern link) (Stage 2)		**100.0%**						Yes	2008 - 2013	$191,360
DI_RO_15	Signalised Intersection - Princes Highway and North South Collector Road	**77.2%**		**22.8%**					Yes	2008 - 2013	$742,145
DI_RO_16	Signalised Intersection - Princes Highway and Cardinia Road	**16.8%**	10.1%	**3.6%**	**0.0%** *	0.7%	2.9%	65.9%	Subject to Agreement with VicRoads	2008 - 2013	$790,732
DI_RO_17	Signalised Intersection - Princes Highway and Thewlis Road	**70.3%**	**29.7%**						Yes	2008 - 2013	$687,228
DI_RO_18	Signalised Intersection - Cardinia Road and Shearwater Drive			**22.1%**	**77.9%**				Yes	2008 - 2013	$444,295
DI_RO_19a	Signalised Intersection - Cardinia Road and Henry Road					**45.2%**	**54.8%**		Yes	2008 - 2013	$561,998
DI_RO_19b	Signalised Intersection - Cardinia Road Activity Centre and Henry Road						**100.0%**		Yes	2008 - 2013	$246,355
DI_RO_20	Roundabouts - Henry Road (east of Cardinia Road)						**100.0%**		Yes	2008 - 2013	$1,123,962
DI_RO_21a	Roundabouts - Henry Road (west of Cardinia Road) (Stage 1)					**100.0%**			Yes	2008 - 2013	$387,941
DI_RO_21b	Roundabouts - Henry Road (west of Cardinia Road) (Stage 2)					**100.0%**			Yes	2008 - 2013	$387,941

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Item	Description	Cost Apportioned to Each Cell (Bold indicates cell/s in which the item would be provided)							Can be Provided In-Kind	Year	Credit at year of provision (figure subject to indexation)
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DI_RO_22 a	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 1)	**70.3%**	29.7%						Yes	2008 - 2013	$764,932
DI_RO_22 b	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 2)	**100.0%**							Yes	2013 - 2018	$382,466
DI_RO_23	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 2)		**100.0%**						Yes	2013 - 2018	$377,608
DI_RO_24	Roundabout - northern East West Road (west of Cardinia Road extension)	**100.0%**							Yes	2018 - 2023	$382,466
DI_RO_25	Acoustic Consulting Services and Landscape Architectural Consultancy Services for Freeway Noise Mitigation					45.2%	54.8%		No	2008 - 2013	$22,312

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8.7 DCP Summary Tables

The following tables summarise the key elements of the DCP.

Table 16 Summary of Land Use provides a summary of the land budget and demand units for each cell within the DCP area.

Table 17 Summary of Levies Payable provides a summary of the developer contribution that is payable and the total funds to be collected for each cell within the DCP area.

Table 18 Cost Apportionment and Delivery provides a summary of the apportionment of infrastructure costs to each cell within the DCP area.

All dollar values shown in Table 17 and Table 18 are current as of December 2007 and are subject to indexation and review in accordance with the methods outlined within Section 7 of this document.

Table 16 Summary of Land Use

	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Total
Residential							
Net Developable Hectares of Land	194.6	81.6	46.3	165.5	98.8	115.1	701.9
Dwellings (Estimated)	2321	979	685	2409	1556	1888	9838
Commercial							
Core Retail Floorspace (1 Unit = 253.3 sqm)	350	17500	3500	7000	350	7000	35700
Peripheral Commercial Floorspace (1 Unit = 1613.3 sqm)	150	7500	1500	3000	150	3000	15300
Total Commercial Floorspace	500	25000	5000	10000	500	10000	51000
Total Equivalent Residential Units	1.4	70.1	14.0	28.1	1.4	28.1	143.1

Table 17 Summary of Levies Payable (December 2007 Values)

	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	External	Total
Residential								
Development Infrastructure Levy (per hectare)	$163,749	$130,926	$157,853	$28,577	$193,449	$187,340		
Community Infrastructure Levy (per dwelling)	$1,288	$1,658	$1,424	$1,044	$1,154	$1,166		
Commercial								
Core Retail Floorspace (per 266.3 sqm)	$70,883	$40,797	$37,643	$2,704	$73,775	$76,894		
Peripheral Commercial Floorspace (per 1696.2 sqm)	$70,883	$40,797	$37,643	$2,704	$73,775	$76,894		
Total DIL Funds to be Collected	$18,834,768	$6,198,607	$5,357,569	$4,479,977	$12,634,049	$15,440,909	$6,867,263	$69,813,141
Total CIL Funds to be Collected	$1,230,845	$403,222	$421,475	$2,021,296	$920,717	$1,106,120	$1,717,267	$7,820,942

Note: all figures are expressed in Present Value terms discounted @ 6% p.a. to December 2007 values. See appendix D for Present Value of Development Units.

Table 18 Cost Apportionment and Delivery

	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	External	Total
Cost of Works Apportioned								
Development Infrastructure	$18,834,744	$6,198,599	$5,357,554	$4,480,023	$12,634,049	$15,440,944	$6,867,263	$69,813,176
Community Infrastructure	$1,761,097	$742,833	$666,903	$2,345,357	$1,180,641	$1,432,551	$1,717,267	$9,846,648
Total Cost of Works Apportioned	$20,595,841	$6,941,431	$6,024,457	$6,825,379	$13,814,690	$16,873,496	$8,584,530	$79,659,824
Suggested Provision of Works in Kind								
Development Infrastructure								
Developer Provided	$17,361,555	$2,602,684	$5,990,529	$3,069,247	$9,952,657	$15,139,109		$54,115,781
Council and/or VicRoads Provided	$1,590,153	$0	$4,210,643	$2,002,930	$2,824,110	$3,668,812	$228,298	$14,524,946
Total	$18,951,708	$2,602,684	$10,201,172	$5,072,177	$12,776,768	$18,807,920	$228,298	$68,640,727
Community Infrastructure								
Council Provided	$0	$0	$1,392,134	$664,635	$1,689,102	$3,238,666	$2,862,111	$9,846,648
Total Works Provided	**$18,951,708**	**$2,602,684**	**$11,593,306**	**$5,736,812**	**$14,465,870**	**$22,046,586**	**$3,090,410**	**$78,487,376**

Note: all figures are expressed in Present Value terms discounted @ 6% p.a. to December 2007 values.

Appendices

Appendix A. Detailed Land Budget

	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Total
Total Area	**284.4**	**121.3**	**68.8**	**257.1**	**147.4**	**171.8**	**1,050.8**
Encumbered Open Space (ha)	**39.0**	**6.4**	**6.4**	**21.6**	**18.4**	**9.7**	**101.5**
Toomuc, Gum Scrub & Quirks Creek	30.6	4.2	0.9	13.1	2.6	6.3	57.7
Drainage easements / stormwater management	0.4	0.0	5.0	8.5	11.5	3.4	28.8
EVCs	8.0	2.2	0.0	0.0	0.0	0.0	10.2
Aboriginal Cultural Heritage	0.0	0.0	0.0	0.0	2.6	0.0	2.6
Growling Grass Frog Habitat Corridor	0.0	0.0	0.5	0.0	1.7	0.0	2.2
District Open Space (ha)	**16.2**	**0.0**	**8.0**	**34.4**	**8.0**	**8.0**	**74.6**
District Sports Reserves	0.0	0.0	8.0	20.0	8.0	* 8.0	44.0
District Parkland	16.2	0.0	0.0	** 10.2	0.0	0.0	26.4
Neighbourhood Sports Reserve	0.0	0.0	0.0	4.2	0.0	0.0	4.2
Local Arterial Roads (ha)	**8.8**	**1.5**	**0.0**	**2.1**	**6.0**	**7.0**	**25.4**
Local Arterial Road - divided	8.8	1.5	0.0	2.1	6.0	6.5	24.9
Local Arterial Road - undivided	0.0	0.0	0.0	0.0	0.0	0.5	0.5
Community Facilities (ha)	**3.9**	**2.2**	**0.3**	**9.4**	**3.9**	**13.9**	**33.6**
Railway Station Land	0.0	0.0	0.0	1.4	0.0	1.6	3.0
State Primary School	3.5	0.0	0.0	3.5	3.5	3.5	14.0
State Post Primary School	0.0	0.0	0.0	0.0	0.0	8.0	8.0
Regional Community Facilities (Cardinia Cultural Centre)	0.0	0.0	0.0	2.1	0.0	0.0	2.1
Local Community Facilities	0.4	0.0	0.3	0.4	0.4	0.8	2.3
Pakenham Cemetary	0.0	2.2	0.0	0.0	0.0	0.0	2.2
Emergency Services	0.0	0.0	0.0	2.0	0.0	0.0	2.0
Major Easements (ha)	**4.5**	**3.3**	**0.0**	**0.0**	**0.0**	**0.0**	**7.8**
Gas Pipeline	4.5	3.3	0.0	0.0	0.0	0.0	7.8
Total Deductions	**72.4**	**13.4**	**14.7**	**67.5**	**36.3**	**38.6**	**242.9**
Net Developable Area	**212.0**	**107.9**	**54.1**	**189.6**	**111.1**	**133.2**	**807.9**

* Includes site for Community Facility – Youth Centre
** Part encumbered and part unencumbered existing open space

Figure 13 Land Use Budget Breakdown Plan

LEGEND

- Structure Plan Area
- Local Arterial Road (divided)
- Local Arterial Road (non-divided)
- Railway Line
- Proposed Rail Station Land
  (**RS** = Railway Station Land)
- Community Facilities
  (**CF** = Local Community Facilities, **RCF** = Regional Community Facilities, **PC** = Pakenham Cemetery, **ES** = Emergency Services)
- Educational Facilities
  (**PS** = Primary School, **PPS** = Post Primary School)
- District Open Space
  (**DSR** = District Sports Reserve, **DP** = District Parkland, **NSR** = Neighbourhood Sports Reserve)
- Open Space (encumbered)
  (**CR** = Creeks, Streams/Drainage Lines, **DE** = Drainage Easement, **FHC** = Frog Habitat Corridor, **EVC** = Environmental Vegetation Classes, **ACH** = Aborignial Cultural Heritage)
- Major Easements
  PT = Pipe Track

NOTES

* Part encumbered and part unencumbered open space. (For the purpose of Table 1: Land Budget, this has been classified as 'District Open Space')

PLEASE NOTE:
Land Use Areas are indicative. For detailed Land Use breakdown please refer to Development Contributions table.

Appendix B. Cell Development Timeframe

Table 19 Gross Developable Residential Land Projected Take-Up

	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Total
Gross Area	**284.4**	**121.3**	**68.8**	**257.1**	**147.4**	**171.8**	**1050.8**
Gross Take up 1 to 2 years	0.0	0.0	0.0	31.5	0.0	0.0	31.5
Gross Take up 3 to 5 years	44.6	0.0	22.8	13.4	25.2	22.5	128.4
Gross Take up 6 to 10 years	130.8	0.0	46.0	0.0	122.2	149.3	448.3
Gross Take up 11+ years	109.1	121.3	0.0	0.0	0.0	0.0	230.4

Source: Urban Development Program, Annual Report 2006, DSE

Table 20 Net Developable Residential Land Projected Take Up

	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6	Total
% Net Developable Area	**68%**	**66%**	**67%**	**64%**	**67%**	**67%**	**-**
Net Developable Area	**194.6**	**81.6**	**46.3**	**165.4**	**98.8**	**115.1**	**701.8**
Net Take up 1 to 2 years	0.0	0.0	0.0	20.2	0.0	0.0	20.2
Net Take up 3 to 5 years	30.5	0.0	15.3	8.6	16.9	15.1	86.4
Net Take up 6 to 10 years	89.5	0.0	31.0	0.0	81.9	100.0	302.4
Net Take up 11+ years	74.6	81.6	0.0	0.0	0.0	0.0	156.2

Source: Calculations by Urban Enterprise Pty Ltd based upon Cardinia Road Precinct Structure Plan and Urban Development Program, Annual Report 2006, DSE

Cell Development Projection Tables

Figure 14 Residential Dwellings per Year (Community Infrastructure Levy)

Timing	PV	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Cell 1	1,368	0	0	121	121	121	213	213	213	213	213	148	148	148	148	148	148	2,321
Cell 2	448	0	0	0	0	0	0	0	0	0	0	163	163	163	163	163	163	979
Cell 3	468	0	0	76	76	76	92	92	92	92	92	0	0	0	0	0	0	685
Cell 4	2,246	2,136	147	42	42	42	0	0	0	0	0	0	0	0	0	0	0	2,409
Cell 5	1,023	0	0	89	89	89	258	258	258	258	258	0	0	0	0	0	0	1,556
Cell 6	1,229	0	0	82	82	82	328	328	328	328	328	0	0	0	0	0	0	1,888
Yearly Total		**2,136**	**147**	**410**	**410**	**410**	**891**	**891**	**891**	**891**	**891**	**312**	**312**	**312**	**312**	**312**	**312**	**9,838**

Figure 15 Total Demand Units per Year (Development Infrastructure Levy – Residential & Commercial)

Timing	PV	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Cell 1	115.5	0.0	0.0	10.2	10.2	10.2	18.0	18.0	18.0	18.0	18.0	12.5	12.5	12.5	12.5	12.5	12.5	196.0
Cell 2	69.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.3	25.3	25.3	25.3	25.3	25.3	151.7
Cell 3	41.2	0.0	0.0	6.7	6.7	6.7	8.1	8.1	8.1	8.1	8.1	0.0	0.0	0.0	0.0	0.0	0.0	60.3
Cell 4	180.4	171.5	11.8	3.4	3.4	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	193.5
Cell 5	65.9	0.0	0.0	5.7	5.7	5.7	16.6	16.6	16.6	16.6	16.6	0.0	0.0	0.0	0.0	0.0	0.0	100.2
Cell 6	93.2	0.0	0.0	6.3	6.3	6.3	24.9	24.9	24.9	24.9	24.9	0.0	0.0	0.0	0.0	0.0	0.0	143.2
Yearly Total		**171.5**	**11.8**	**32.2**	**32.2**	**32.2**	**67.6**	**67.6**	**67.6**	**67.6**	**67.6**	**37.8**	**37.8**	**37.8**	**37.8**	**37.8**	**37.8**	**844.9**

Figure 16 Residential Hectares per Year (Development Infrastructure Levy – Residential)

Timing	PV	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Cell 1	114.7	0.0	0.0	10.2	10.2	10.2	17.9	17.9	17.9	17.9	17.9	12.4	12.4	12.4	12.4	12.4	12.4	194.6
Cell 2	37.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.6	13.6	13.6	13.6	13.6	13.6	81.6
Cell 3	31.7	0.0	0.0	5.1	5.1	5.1	6.2	6.2	6.2	6.2	6.2	0.0	0.0	0.0	0.0	0.0	0.0	46.3
Cell 4	154.2	146.7	10.1	2.9	2.9	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	165.4
Cell 5	65.0	0.0	0.0	5.6	5.6	5.6	16.4	16.4	16.4	16.4	16.4	0.0	0.0	0.0	0.0	0.0	0.0	98.8
Cell 6	74.9	0.0	0.0	5.0	5.0	5.0	20.0	20.0	20.0	20.0	20.0	0.0	0.0	0.0	0.0	0.0	0.0	115.1
Yearly Total		**146.7**	**10.1**	**28.8**	**28.8**	**28.8**	**60.5**	**60.5**	**60.5**	**60.5**	**60.5**	**26.0**	**26.0**	**26.0**	**26.0**	**26.0**	**26.0**	**701.8**

Figure 17 Commercial Demand Units per Year * (Development Infrastructure Levy –Commercial)

Timing	PV	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Cell 1	0.8	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1.4
Cell 2	32.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.7	11.7	11.7	11.7	11.7	11.7	70.1
Cell 3	9.6	0.0	0.0	1.5	1.5	1.5	1.9	1.9	1.9	1.9	1.9	0.0	0.0	0.0	0.0	0.0	0.0	14.0
Cell 4	26.2	24.9	1.7	0.5	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	28.1
Cell 5	0.9	0.0	0.0	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	1.4
Cell 6	18.3	0.0	0.0	1.2	1.2	1.2	4.9	4.9	4.9	4.9	4.9	0.0	0.0	0.0	0.0	0.0	0.0	28.1
Yearly Total	**87.8**	**24.9**	**1.7**	**3.4**	**3.4**	**3.4**	**7.1**	**7.1**	**7.1**	**7.1**	**7.1**	**11.8**	**11.8**	**11.8**	**11.8**	**11.8**	**11.8**	**143.1**

* Assumption is made that allocated commercial development will occur at the same rate as projected residential development.

Appendix C. DCP Infrastructure Project Sheets

CI_CF_1	Library (Outside MCA)
Description	Library within the Officer Structure Plan Area (outside MCA).

Infrastructure Type	Infrastructure Category
Community Infrastructure	Community Facilities

Project Cost	$7,270,769
Project Timing	2018 - 2023
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	60%
Project Cost to MCA	$2,908,308
Apportionment of Costs	60% external apportionment to the Officer DCP area. Remaining 40% apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the Cardinia Rd & Officer SP areas.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	9.4%	4.0%	2.8%	9.8%	6.3%	7.7%
Capital Cost	$686,134	$289,412	$202,500	$712,148	$459,984	$558,130
Present Value Cost	$270,094	$113,926	$79,713	$280,334	$181,071	$219,706
Present Value Demand Units	1,367.6	448.0	468.3	2,245.9	1,023.0	1,229.0
Levy Amount	$197.49	$254.28	$170.22	$124.82	$177.00	$178.76

List of Works Required	
Library facility (1,750 sq m @ 2000 per sq m)	$3,500,000
Equipment & ancillary fit out costs ($316 per sq m)	$553,000
New Library materials ($948 per sq m)	$1,659,000
Car Park (100 spaces @ $2969 per space)	$296,900
Design & Project Management (10% of construction cost)	$600,890
Contingency (10%)	$660,979

Costing Justification	Costings based on information provided in Draft Casey-Cardinia Libraries 2030, 7 Sept 2005.
Related Projects	DI_LA19

The Project Cost is expressed in December 2007 dollars.

CI_CF_2	Community Centre (Community Meeting Place) - Henry Road (east)
Description	Community Centre (Community Meeting Place) - Cardinia Road/Henry Road area.

Infrastructure Type	Infrastructure Category
Community Infrastructure	Community Facilities

Project Cost	$3,956,625
Project Timing	2013 - 2018
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$3,956,625
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$933,455	$393,732	$275,492	$968,846	$625,789	$759,312
Present Value Cost	$491,732	$207,413	$145,126	$510,376	$329,658	$399,996
Present Value Demand Units	1,367.6	448.0	468.3	2,245.9	1,023.0	1,229.0
Levy Amount	$359.56	$462.95	$309.89	$227.25	$322.24	$325.46

List of Works Required

Community Centre Building (903 m2 @ $2948 per m2)	$2,662,044
Fit out	$136,864
Car Park (70 spaces @ $2969 per space)	$207,830
Landscaping	$189,504
Allowance for ESD	$73,696
Design & Project Management (10% of construction cost)	$326,994
Contingency (10%)	$359,693

Costing Justification	Based meeting place similar to Beaconsfield Community Complex - costings provided by Council.
Related Projects	DI_LA17

The Project Cost is expressed in December 2007 dollars.

CI_OS_1	District Sports Reserve - Princes Highway / Gum Scrub Creek
Description	Gum Scrub Sports Reserve includes a double pavilion, floodlighting, fencing, netball courts with lighting, hitup wall / half court and ancillary items (Officer Farm Sports Reserve, Princes Highway, Officer).

Infrastructure Type	Infrastructure Category
Community Infrastructure	Open Space

Project Cost	$1,974,768
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$1,974,768
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$465,891	$196,513	$137,499	$483,555	$312,334	$378,976
Present Value Cost	$328,435	$138,534	$96,931	$340,887	$220,183	$267,163
Present Value Demand Units	1,367.6	448.0	468.3	2,245.9	1,023.0	1,229.0
Levy Amount	$240.15	$309.21	$206.98	$151.78	$215.23	$217.38

List of Works Required

Floodlighting (2 ovals)	$168,448
Fencing (all ovals)	$52,640
Netball Courts x 2	$84,224
Lighting of netball courts	$21,056
Double Pavilion (500 m2 @ $2106 per m2)	$1,053,000
Pavilion fitout allowance	$126,336
Scoreboards, goal posts/rings, shelters & seating	$84,224
Hit Up Wall & Half Court	$42,112
Design & Project Management (10% of construction cost)	$163,204
Contingency (10%)	$179,524

Costing Justification	Based on Cardinia Growth Corridor Sport Facility Development Report, 21 March 2006. Updated with figures provided by Council.
Related Projects	DI_TR9a, DI_TR12, DI_OS4A, DI_OS10

The Project Cost is expressed in December 2007 dollars.

CI_OS_2	District Sports Reserve - Henry Road (east)
Description	District Sports Reserve located on Henry Road extension (east of Cardinia Road) includes a double pavilion, floodlighting, fencing, netball courts with lighting, skate park and ancillary items (Cardinia Road Sports Reserve, Pakenham).

Infrastructure Type	Infrastructure Category
Community Infrastructure	Open Space

Project Cost	$2,191,329
Project Timing	2013 - 2018
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$2,191,329
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$516,983	$218,064	$152,578	$536,584	$346,586	$420,536
Present Value Cost	$272,340	$114,873	$80,376	$282,666	$182,577	$221,533
Present Value Demand Units	1,367.6	448.0	468.3	2,245.9	1,023.0	1,229.0
Levy Amount	$199.14	$256.40	$171.63	$125.86	$178.47	$180.25

List of Works Required

Floodlighting (2 ovals)	$168,448
Fencing (all ovals)	$52,640
Netball Courts x 2	$84,224
Lighting of netball courts	$21,056
Double Pavilion (500 m2 @ $2106 per m2)	$1,053,000
Pavilion fitout allowance	$126,336
Scoreboards, goal posts/rings, shelters & seating	$84,224
Shades, seating, drinking fountains	$21,056
Hit Up Wall & Half Court	$42,112
Skate Park	$157,920
Design & Project Management (10% of construction cost)	$181,102
Contingency (10%)	$199,212

Costing Justification	Based on Cardinia Growth Corridor Sport Facility Development Report, 21 March 2006. Updated with figures provided by Council.
Related Projects	DI_CF4, DI_OS11, DI_LA12

The Project Cost is expressed in December 2007 dollars.

CI_OS_3	District Sports Reserve - Henry Road (west) / Gum Scrub Creek
Description	District Sports Reserve located on Henry Road extension (west of Cardinia Road, abutting Gum Scrub Creek) includes pavilion, floodlighting and lawn bowls facility (Gum Scrub Creek Sports Reserve, Rix Road, Officer).

Infrastructure Type	Infrastructure Category
Community Infrastructure	Open Space

Project Cost	$2,853,703
Project Timing	2011 - 2016
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$2,853,703
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$673,251	$283,978	$198,698	$698,777	$451,348	$547,651
Present Value Cost	$398,496	$168,086	$117,609	$413,605	$267,152	$324,154
Present Value Demand Units	1,367.6	448.0	468.3	2,245.9	1,023.0	1,229.0
Levy Amount	$291.38	$375.17	$251.14	$184.16	$261.14	$263.75

List of Works Required

Lawn Bowls Pavilion (400 m2 @ $2106 per m2)	$842,400
Lawn Bowls Pavilion fitout allowance	$84,224
Lawn Bowls Facility Building (2 greens & sheds)	$736,960
Floodlighting	$84,224
Single pavilion for sports field (250 m2 @ $2106 per m2)	$526,400
Pavilion fitout allowance	$84,224
Design & Project Management (10% of construction cost)	$235,843
Contingency (10%)	$259,428

Costing Justification	Based on Cardinia Growth Corridor Sport Facility Development Report, 21 March 2006. Updated with figures provided by Council.
Related Projects	DI_TR9b, DI_OS12, DI_LA13

The Project Cost is expressed in December 2007 dollars.

CI_OS_4	Neighbourhood Sports Reserve - Cardinia Road / Shearwater Drive
Description	Neighbourhood Sports Reserve located on Cardinia Road & Shearwater Drive, includes a single pavilion and floodlighting.

Infrastructure Type	Infrastructure Category
Community Infrastructure	Open Space

Project Cost	$942,798
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$942,798
Apportionment of Costs	Apportioned evenly to Cells 3&4 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			22.1%	77.9%		
Capital Cost			$208,732	$734,066		
Present Value Cost			$147,148	$517,488		
Present Value Demand Units			468.3	2,245.9		
Levy Amount			$314.21	$230.42		

List of Works Required

Floodlighting (training level)	$84,224
Single Pavilion (250m2 @ $2106 per m2)	$526,500
Pavilion fitout allowance	$84,224
Scoreboards, goal posts/rings, shelters & seating	$84,224
Design & Project Management (10% of construction cost)	$77,917
Contingency (10%)	$85,709

Costing Justification	Figures provided by Council.
Related Projects	DI_OS13

The Project Cost is expressed in December 2007 dollars.

DI_CF_1	Community Centre (Children's Services) - Thewlis Road
Description	Community Centre (Children's Services) - Thewlis Road area

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$2,665,860
Project Timing	2013 - 2018
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$2,665,860
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$832,879	$351,309	$245,809		$558,363	$677,499
Present Value Cost	$438,750	$185,065	$129,489		$294,139	$356,898
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$3,826.39	$4,955.83	$4,090.84		$4,528.15	$4,763.34

List of Works Required	
Double Kindergarten, MCH & meeting space (610 m2 @ $2948 per m2)	$1,798,280
Fit Out	$115,808
Car Park (30 spaces @ $2969 per space)	$89,070
Landscaping	$147,392
Allowance for ESD	$52,640
Design & Project Management (10% of construction cost)	$220,319
Contingency (10%)	$242,351

Costing Justification	Based on Lakeside model - costings provided by Council.
Related Projects	DI_LA15

The Project Cost is expressed in December 2007 dollars.

DI_CF_2	Community Centre (Children's Services) - Henry Road (east)
Description	Community Centre (Children's Services) - Cardinia Road/Henry Road area

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$2,665,860
Project Timing	2013 - 2018
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$2,665,860
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$832,879	$351,309	$245,809		$558,363	$677,499
Present Value Cost	$438,750	$185,065	$129,489		$294,139	$356,898
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$3,826.39	$4,955.83	$4,090.84		$4,528.15	$4,763.34

List of Works Required	
Double Kindergarten, MCH & meeting space (610 m2 @ $2948 per m2)	$1,798,280
Fit Out	$115,808
Car Park (30 spaces @ $2969 per space)	$89,070
Landscaping	$147,392
Allowance for ESD	$52,640
Design & Project Management (10% of construction cost)	$220,319
Contingency (10%)	$242,351

Costing Justification	Based on Lakeside model - costings provided by Council.
Related Projects	DI_LA16

The Project Cost is expressed in December 2007 dollars.

DI_CF_3	Community Centre (Children's Services) - Henry Road (west)
Description	Community Centre (Children's Services) - Henry Road, west of Cardinia Road

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$2,665,860
Project Timing	2013 - 2018
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$2,665,860
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$832,879	$351,309	$245,809		$558,363	$677,499
Present Value Cost	$438,750	$185,065	$129,489		$294,139	$356,898
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$3,826.39	$4,955.83	$4,090.84		$4,528.15	$4,763.34

List of Works Required	
Double Kindergarten, MCH & meeting space (610 m2 @ $2948 per m2)	$1,798,280
Fit Out	$115,808
Car Park (30 spaces @ $2969 per space)	$89,070
Landscaping	$147,392
Allowance for ESD	$52,640
Design & Project Management (10% of construction cost)	$220,319
Contingency (10%)	$242,351

Costing Justification	Based on Lakeside model - costings provided by Council.
Related Projects	DI_LA18

The Project Cost is expressed in December 2007 dollars.

DI_CF_4	Community Centre (Youth Services) - District Sports Reserve (Henry Road (east))
Description	Community Centre (Youth Services) - Adjacent to Secondary School/District Sports Reserve

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$2,145,838
Project Timing	2018 - 2023
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$2,145,838
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$506,250	$213,537	$149,410	$525,445	$339,391	$411,806
Present Value Cost	$199,284	$84,058	$58,815	$206,839	$133,600	$162,106
Present Value Demand Units	114.7	37.3	31.7	154.3	65.0	74.9
Levy Amount	$1,737.97	$2,250.97	$1,858.09	$1,340.55	$2,056.72	$2,163.54

List of Works Required	
Youth space (510 m2 @ $2948 per m2)	$1,503,480
Fit Out	$73,696
Car Park (20 spaces @ $2969 per space)	$59,380
Landscaping	$84,224
Allowance for ESD	$52,640
Design & Project Management (10% of construction cost)	$177,342
Contingency (10%)	$195,076

Costing Justification	Based on Lakeside model - costings provided by Council.
Related Projects	DI_LA12

The Project Cost is expressed in December 2007 dollars.

DI_CF_5	Community Centre (Children's Services) - Princes Highway / Cardinia Road NAC
Description	Community Centre (Children's Services) - Princes Highway adjacent to the Princes Hwy/Cardinia Road Neighbourhood Activity Centre

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$2,128,003
Project Timing	2018 - 2023
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$2,128,003
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$664,840	$280,430	$196,215		$445,709	$540,809
Present Value Cost	$261,712	$110,390	$77,239		$175,452	$212,887
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$2,282.41	$2,956.12	$2,440.16		$2,701.01	$2,841.30

List of Works Required

Single Kindergarten, MCH & meeting space (505 m2 @ $2948 per m2)	$1,488,740
Fit Out	$73,696
Car Park (20 spaces @ $2969 per space)	$59,380
Landscaping	$84,224
Allowance for ESD	$52,640
Design & Project Management (10% of construction cost)	$175,868
Contingency (10%)	$193,455

Costing Justification	Costings provided by Council.
Related Projects	DI_LA20

The Project Cost is expressed in December 2007 dollars.

DI_TR_1	Shared Path - South side of Princes Highway
Description	Trail network from Lakeside Blvd to Cardinia Road and Lakeside Blvd to Toomuc Reserve. The trail is 2.5 m wide reinforced concrete with a length of 2000 m, with 10 signs erected (at each end of the trail and cross streets).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$413,877
Project Timing	2008 - 2013
Strategic Justification	The project provides the new community with a safe and efficient trail network along the PPTN.
External Usage Discount	0%
Project Cost to MCA	$413,877
Apportionment of Costs	Apportioned to Cell 4. The item is likely to be used by residents of Cell 4 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell				100.0%		
Capital Cost				$413,877		
Present Value Cost				$291,767		
Present Value Demand Units				154.3		
Levy Amount				$1,890.98		

List of Works Required

Construction (excavation/reinstatement of trail edges)	$52,640
Concrete paving (2.5 m wide reinforced concrete)	$263,200
Installation of signs (qty 12)	$2,527
Design & Project Management (10% of construction cost)	$31,837
Contingency Allocation (20%)	$63,673

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC01 Appendix 5 xxxv
Related Projects	DI_RO4

The Project Cost is expressed in December 2007 dollars.

DI_TR_2	Shared Path - South side of Princes Highway
Description	Trail network from Cardinia Road to Gum Scrub Creek. The trail is 2.5 m wide reinforced concrete with a length of 1400 m, with 10 signs erected (at each end of the trail and cross streets).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$290,152
Project Timing	2008 - 2013
Strategic Justification	The project provides the new community with a safe and efficient trail network along the PPTN.
External Usage Discount	0%
Project Cost to MCA	$290,152
Apportionment of Costs	Apportioned to Cell 3. The item is likely to be used by residents of Cell 3 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			100.0%			
Capital Cost			$290,152			
Present Value Cost			$204,545			
Present Value Demand Units			31.7			
Levy Amount			$6,462.04			

List of Works Required

Construction (excavation/reinstatement of trail edges)	$36,848
Concrete paving (2.5 m wide reinforced concrete)	$184,240
Installation of signs (qty 10)	$2,106
Design & Project Management (10% of construction cost)	$22,319
Contingency (20%)	$44,639

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC02 Appendix 5 xxxv.
Related Projects	DI_RO4

The Project Cost is expressed in December 2007 dollars.

DI_TR_3	Shared Path - North side of Princes Highway
Description	Trail network from Thewlis Road to Toomuc Creek. The trail is 2.5 m wide reinforced concrete with a length of 1325 m, with 10 signs erected (at each end of the trail and cross streets).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$275,268
Project Timing	2013 - 2018
Strategic Justification	The project provides the new community with a safe and efficient trail network along the PPTN.
External Usage Discount	0%
Project Cost to MCA	$275,268
Apportionment of Costs	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell		100.0%				
Capital Cost		$275,268				
Present Value Cost		$145,008				
Present Value Demand Units		37.3				
Levy Amount		$3,883.13				

List of Works Required

Construction (excavation/reinstatement of trail edges)	$34,874
Concrete paving (2.5 m wide reinforced concrete)	$174,765
Installation of signs (qty 10)	$2,106
Design & Project Management (10% of construction cost)	$21,174
Contingency (20%)	$42,349

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC08 Appendix 5 xlii
Related Projects	DI_RO5

The Project Cost is expressed in December 2007 dollars.

DI_TR_4	Shared Path - North side of Princes Highway
Description	Trail network from Thewlis Road to Gum Scrub Creek. The trail is 2.5 m wide reinforced concrete with a length of 2400 m, with signs erected at each end of the trail and cross streets.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$496,816
Project Timing	2013 - 2018
Strategic Justification	The project provides the new community with a safe and efficient trail network along the PPTN.
External Usage Discount	0%
Project Cost to MCA	$496,816
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$496,816					
Present Value Cost	$261,717					
Present Value Demand Units	114.7					
Levy Amount	$2,282.46					

List of Works Required

Construction (excavation/reinstatement of trail edges)	$63,168
Concrete paving (2.5 m wide reinforced concrete)	$315,840
Installation of signs (qty 15)	$3,158
Design & Project Management (10% of construction cost)	$38,217
Contingency (20%)	$76,433

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC09 Appendix 5 xliii.
Related Projects	DI_RO5

The Project Cost is expressed in December 2007 dollars.

DI_TR_5	Pedestrian Bridge over Toomuc Creek Network (north of Princes Highway)
Description	Pedestrian Bridge constructed over Toomuc Creek (north of Princes Hwy)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$136,864
Project Timing	2018 - 2023
Strategic Justification	The project provides the new community with safe and efficient access along the Creek/Open Space corridor, including across Toomuc Creek.
External Usage Discount	50%
Project Cost to MCA	$68,432
Apportionment of Costs	This item is likely to be used by both the residents of Cell 2 and the community directly to the east of the cell 2 boundary (external to the MCA).

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell		50.0%				
Capital Cost		$68,432				
Present Value Cost		$26,938				
Present Value Demand Units		37.3				
Levy Amount		$721.37				

List of Works Required

Construction of a timber and steel bridge	$105,280
Design & Project Management (10% of construction cost)	$10,528
Contingency (20%)	$21,056

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC03C Appendix 5 xxxvii
Related Projects	DI_OS7

The Project Cost is expressed in December 2007 dollars.

DI_TR_6	Shared Path - Along Toomuc Creek (south of Princes Highway)
Description	Trail network along Toomuc Creek, from Railway line to the Pakenham Bypass. The trail is 2.5 m wide reinforced concrete with a length of 1340 m, with signs erected at each end of the trail and along network.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$280,434
Project Timing	2008 - 2013
Strategic Justification	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
External Usage Discount	0%
Project Cost to MCA	$280,434
Apportionment of Costs	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						100.0%
Capital Cost						$280,434
Present Value Cost						$197,695
Present Value Demand Units						74.9
Levy Amount						$2,638.54

List of Works Required

Construction (excavation/reinstatement of trail edges)	$35,532
Concrete paving (2.5 m wide reinforced concrete)	$177,660
Installation of signs (qty 12)	$2,527
Design & Project Management (10% of construction cost)	$21,572
Contingency (20%)	$43,144

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC03B Appendix 5 xxxvi.
Related Projects	DI_OS6

The Project Cost is expressed in December 2007 dollars.

DI_TR_7	Shared Path - Along Toomuc Creek (north of Mulcahy Road)
Description	Trail network along Toomuc Creek, from within vicinity of Mulcahy Road to transmission line. The trail is 2.5 m wide reinforced concrete with a length of 700 m, with signs erected at each end and along network.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$145,350
Project Timing	2018 - 2023
Strategic Justification	The project provides the new community with a safe and efficient network along the Creek/Open Space corridor.
External Usage Discount	0%
Project Cost to MCA	$145,350
Apportionment of Costs	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell		100.0%				
Capital Cost		$145,350				
Present Value Cost		$57,216				
Present Value Demand Units		37.3				
Levy Amount		$1,532.18				

List of Works Required

Construction (excavation/reinstatement of trail edges)	$18,424
Concrete paving (2.5 m wide reinforced concrete)	$92,120
Installation of signs (qty 6)	$1,263
Design & Project Management (10% of construction cost)	$11,181
Contingency (20%)	$22,361

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC03A Appendix 5 xxxvi.
Related Projects	DI_OS6

The Project Cost is expressed in December 2007 dollars.

DI_TR_8	Pedestrian Rail Underpass - Along Toomuc Creek
Description	Continuation of (Toomuc Creek) trail network via rail underpass.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$1,390,500
Project Timing	2008 - 2013
Strategic Justification	The project provides the new community with safe and efficient access along the Creek/Open Space corridor, including access under the rail line.
External Usage Discount	0%
Project Cost to MCA	$1,390,500
Apportionment of Costs	This item is likely to be used equally by both the residents of Cells 4 & 6.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell				50.0%		50.0%
Capital Cost				$695,250		$695,250
Present Value Cost				$490,124		$490,124
Present Value Demand Units				154.3		74.9
Levy Amount				$3,176.56		$6,541.43

List of Works Required

Supply of Culverts	$90,000
Construction incl excavation for approaches, installation of culverts, backfill and 2.5 m wide path under the rail reserve	$600,000
Construction of end walls	$40,000
Allowance for:	
- drainage and pumping works	$100,000
- service alterations	$100,000
- traffic management	$100,000
Design & Project Management (10% of construction cost)	$103,000
Contingency (25%)	$257,500

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 8) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008. Item PC03E Appendix 5 xxxviii
Related Projects	DI_OS7, DI_TR13

The Project Cost is expressed in December 2007 dollars.

DI_TR_9a	Shared Path - along Gum Scrub Creek (south of Princes Highway)
Description	Trail network along Gum Scrub Creek from Princes Highway to the Railway line. The trail is 2.5 m wide reinforced concrete with a length of 500 m, with signs erected at each end and along the trail network.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$132,895
Project Timing	2008 - 2013
Strategic Justification	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
External Usage Discount	0%
Project Cost to MCA	$132,895
Apportionment of Costs	Apportioned to Cell 3. The item is likely to be used by residents of Cell 3 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			100.0%			
Capital Cost			$132,895			
Present Value Cost			$93,686			
Present Value Demand Units			31.7			
Levy Amount			$2,959.74			

List of Works Required

Construction (excavation/reinstatement of trail edges)	$21,582
Concrete paving (2.5 m wide reinforced concrete)	$78,960
Installation of signs (qty 8)	$1,684
Design & Project Management (10% of construction cost)	$10,223
Contingency (20%)	$20,445

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC04A Appendix 5 xxxix.
Related Projects	DI_OS4a, DI_TR12

The Project Cost is expressed in December 2007 dollars.

DI_TR_9b	Shared Path - Along Gum Scrub Creek (south of Princes Highway)
Description	Trail network along Gum Scrub Creek from the Railway line to the Pakenham Bypass. The trail is 2.5 m wide reinforced concrete with a length of 1150 m, with signs erected at each end and along the trail network.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$289,673
Project Timing	2013 - 2018
Strategic Justification	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
External Usage Discount	0%
Project Cost to MCA	$289,673
Apportionment of Costs	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					100.0%	
Capital Cost					$289,673	
Present Value Cost					$152,596	
Present Value Demand Units					65.0	
Levy Amount					$2,349.16	

List of Works Required

Construction (excavation/reinstatement of trail edges)	$38,690
Concrete paving (2.5 m wide reinforced concrete)	$181,608
Installation of signs (qty 12)	$2,527
Design & Project Management (10% of construction cost)	$22,283
Contingency (20%)	$44,565

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC04B Appendix 5 xxxix
Related Projects	DI_OS_4b, DI_TR12

The Project Cost is expressed in December 2007 dollars.

DI_TR_10	Shared Path - Along Gum Scrub & Quirks Creek (north of Princes Highway)
Description	Trail network in beyond the trail network proposed as part of the rehabilitation and conservation of the Gum Scrub Creek District Parkland. North of the Gum Scrub Creek District Parkland (includes both branches of the creek network). The trail is 2.5 m wide reinforced concrete with a length of 800 m along Gum Scrub Creek and 375 m along the eastern branch.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$354,553
Project Timing	2018 - 2023
Strategic Justification	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
External Usage Discount	0%
Project Cost to MCA	$354,553
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$354,553					
Present Value Cost	$139,568					
Present Value Demand Units	114.7					
Levy Amount	$1,217.19					

List of Works Required

Construction (excavation/reinstatement of trail edges and culvert in the creek)	$83,566
Concrete paving (2.5 m wide reinforced concrete)	$188,114
Installation of signs (qty 5)	$1,053
Design & Project Management (10% of construction cost)	$27,273
Contingency (20%)	$54,547

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC05 Appendix 5 xl.
Related Projects	DI_OS5a, DI_OS5b

The Project Cost is expressed in December 2007 dollars.

DI_TR_11	Pedestrian Rail Underpass - east of Cardinia Road (connection between Delfin and community south of railway line)
Description	Continuation of pedestrian network via rail underpass.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$1,390,500
Project Timing	2008 - 2013
Strategic Justification	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
External Usage Discount	0%
Project Cost to MCA	$1,390,500
Apportionment of Costs	This item is likely to be used equally by both the residents of Cells 4 & 6.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell				50.0%		50.0%
Capital Cost				$695,250		$695,250
Present Value Cost				$490,124		$490,124
Present Value Demand Units				154.3		74.9
Levy Amount				$3,176.56		$6,541.43

List of Works Required	
Supply of Culverts	$90,000
Construction incl excavation for approaches, installation of culverts, backfill and 2.5m wide path under the rail reserve	$600,000
Construction of end walls	$40,000
Allowance for:	
- drainage and pumping works	$100,000
- service alterations	$100,000
- traffic management	$100,000
Design & Project Management (10% of construction cost)	$103,000
Contingency (25%)	$257,500

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 8) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008. Item PC06 Appendix 5 xli
Related Projects	n/a

The Project Cost is expressed in December 2007 dollars.

DI_TR_12	Pedestrian Rail Underpass - Along Gum Scrub Creek
Description	Continuation of (Gum Scrub Creek) trail network via rail underpass.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$1,390,500
Project Timing	2013 - 2018
Strategic Justification	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
External Usage Discount	0%
Project Cost to MCA	$1,390,500
Apportionment of Costs	This item is likely to be used equally by both the residents of Cells 3 & 5.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			50.0%		50.0%	
Capital Cost			$695,250		$695,250	
Present Value Cost			$366,249		$366,249	
Present Value Demand Units			31.7		65.0	
Levy Amount			$11,570.61		$5,638.27	

List of Works Required

Supply of Culverts	$90,000
Construction incl excavation for approaches, installation of culverts, backfill and 2.5 m wide path under the rail reserve	$600,000
Construction of end walls	$40,000
Allowance for:	
- drainage and pumping works	$100,000
- service alterations	$100,000
- traffic management	$100,000
Design & Project Management (10% of construction cost)	$103,000
Contingency (25%)	$257,500

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 8) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008. Item PC04C Appendix 5 xl.
Related Projects	DI_OS4a, DI_OS_4b

The Project Cost is expressed in December 2007 dollars.

DI_TR_13	Pedestrian Bridge over Toomuc Creek (between railway line and Freeway)
Description	Pedestrian Bridge constructed over Toomuc Creek (south of railway line to connect the community east and west of the Toomuc Creek)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$253,500
Project Timing	2013 - 2018
Strategic Justification	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
External Usage Discount	50%
Project Cost to MCA	$126,750
Apportionment of Costs	This item is likely to be used equally by both the residents of Cell 6 and the community directly to the east of the cell 6 boundary

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						50.0%
Capital Cost						$126,750
Present Value Cost						$66,770
Present Value Demand Units						74.9
Levy Amount						$891.15

List of Works Required

Construction of a timber and steel bridge	$195,000
Design & Project Management (10% of construction cost)	$19,500
Contingency (20%)	$39,000

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC03D Appendix 5 xxxvii.
Related Projects	DI_OS6

The Project Cost is expressed in December 2007 dollars.

DI_TR_14	Shared Path - Along Pakenham Bypass, between Gum Scrub Creek & Toomuc Creek
Description	Shared path trail network alongside the Pakenham Bypass, 3 m wide reinforced concrete for a length of 4 km.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Off-Road Pedestrian & Cycle Trails

Project Cost	$1,513,663
Project Timing	2013 - 2018
Strategic Justification	The project provides the new community with safe and efficient access along the Creek/Open Space corridor.
External Usage Discount	0%
Project Cost to MCA	$1,513,663
Apportionment of Costs	Apportioned evenly to Cells 5&6 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					45.2%	54.8%
Capital Cost					$683,873	$829,790
Present Value Cost					$360,256	$437,123
Present Value Demand Units					65.0	74.9
Levy Amount					$5,546.00	$5,834.06

List of Works Required

Concrete path construction	$755,384
Bridges (3 over creeks 20 m span @ $84224)	$252,672
Culverts over small waterways	$94,752
Signs & linemarking	$18,424
Design & Project Management (15% of construction cost)	$168,185
Contingency (20%)	$224,246

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PC03 Appendix 5 xlii.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_LA_1	Land required for Cardinia Road Duplication (from Princes Highway to Shearwater Drive)
Description	Land required for road widening to allow for a 40 m reservation of Cardinia Road (1.05 ha) (20 m road widening @ 525 m in length).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$785,531
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	38%
Project Cost to MCA	$483,887
Apportionment of Costs	Cost apportionment based upon CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 4) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008 (point 'N')

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	33.8%	10.6%	3.1%		2.1%	12.0%
Capital Cost	$265,510	$83,266	$24,351		$16,496	$94,264
Present Value Cost	$250,481	$78,553	$22,973		$15,562	$88,928
Present Value Demand Units	115.5	69.4	41.2		65.9	93.2
Levy Amount	$2,168.83	$1,131.25	$557.02		$236.22	$954.28

List of Works Required	
Land only. 20 m reservation along Cardinia Road from Princes Highway to Shearwater Drive (525 m in length).	1.05 ha
1.05ha x $748125 per ha	$785,531

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1701153800)
Related Projects	DI_RO1, DI_RO16, DI_RO18

The Project Cost is expressed in December 2007 dollars.

DI_LA_2	Land required for Cardinia Road Duplication & Grade Separated Crossing
Description	Land required for road Grade Separated Crossing and road widening for Cardinia Road from Shearwater Drive to Henry Road extension (3.25 ha).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$2,476,094
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	51%
Project Cost to MCA	$1,223,190
Apportionment of Costs	Cost apportionment based upon CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 4) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008 (point 'O')

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	19.7%	7.1%	10.2%		1.6%	10.8%
Capital Cost	$487,790	$175,803	$252,562		$39,618	$267,418
Present Value Cost	$460,180	$165,852	$238,266		$37,375	$252,281
Present Value Demand Units	115.5	69.4	41.2		65.9	93.2
Levy Amount	$3,984.55	$2,388.43	$5,777.10		$567.32	$2,707.22

List of Works Required	
Land only. For Grade Separated Crossing and road widening from Shearwater Drive to Henry Road extension.	3.25 ha
3.25ha x $761875 per ha	$2,476,094

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1701153800 & 4160250100)
Related Projects	DI_RO2a, DI_RO2b, DI_RO2c, DI_RO2d, DI_RO18, DI_RO19a

The Project Cost is expressed in December 2007 dollars.

DI_LA_3	Land required for Cardinia Road Duplication (from Henry Road extension to Pakenham Bypass)
Description	Land required for road widening to allow for a 40 m reservation of Cardinia Road (0.4 ha) (20 m road widening @ 200 m in length).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$366,982
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	41%
Project Cost to MCA	$216,153
Apportionment of Costs	Cost apportionment based upon CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 4) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008 (point 'P')

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	11.4%	3.7%	5.0%		14.4%	24.4%
Capital Cost	$41,836	$13,578	$18,349		$52,845	$89,544
Present Value Cost	$39,468	$12,810	$17,310		$49,854	$84,475
Present Value Demand Units	115.5	69.4	41.2		65.9	93.2
Levy Amount	$341.74	$184.47	$419.72		$756.74	$906.50

List of Works Required	
Land only. 20 m reservation along Cardinia Road from Henry Road extension to Pakenham Bypass (200 m in length).	0.4 ha
0.4ha x $917456 per ha	$366,982

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 4160200100 & 4160250300)
Related Projects	DI_R03, DI_R019a

The Project Cost is expressed in December 2007 dollars.

DI_LA_4a	Land required for Henry Road extension (east of Cardinia Road) (Stage 1)
Description	A 33 m reservation is required for Henry Road (Local Arterial Road (Divided)). The DCP is to only fund the difference between the amount of land required to upgrade the road from a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$815,556
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
External Usage Discount	0%
Project Cost to MCA	$815,556
Apportionment of Costs	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only and provides a landscaped boulevard that will enhance the amenity of Cell 6.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						100.0%
Capital Cost						$815,556
Present Value Cost						$574,935
Present Value Demand Units						93.2
Levy Amount						$6,169.60

List of Works Required	
Land only. 33 m reservation - 24 m reservation = 9 m reservation to be funded by the DCP for a total of 870 m in length.	0.783 ha
0.783ha x $1041579 per ha	

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 4160200100)
Related Projects	DI_RO6a, DI_RO19a, DI_RO19b, DI_RO20

The Project Cost is expressed in December 2007 dollars.

DI_LA_4b	Land required for Henry Road extension (east of Cardinia Road) (Stage 2)
Description	A 33 m reservation is required for Henry Road (Local Arterial Road (Divided)). The DCP is to only fund the difference between the amount of land required to upgrade the road from a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$1,036,371
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
External Usage Discount	0%
Project Cost to MCA	$1,036,371
Apportionment of Costs	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						100.0%
Capital Cost						$1,036,371
Present Value Cost						$730,601
Present Value Demand Units						93.2
Levy Amount						$7,840.04

List of Works Required	
Land only. 33 m reservation - 24 m reservation = 9 m reservation to be funded by the DCP for a total of 1105 m in length.	0.995 ha
0.995ha x $1041579 per ha	$1,036,371

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007.
Related Projects	DI_RO6b, DI_RO20, DI_RO7

The Project Cost is expressed in December 2007 dollars.

DI_LA_5a	Land required for Henry Road extension (west of Cardinia Road) (Stage 1)
Description	A 33 m reservation is required for Henry Road (Local Arterial Road (Divided)). The DCP is to only fund the difference between the amount of land required to upgrade the road from a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard. From Cardinia Road to the second roundabout the length is 1200 m.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$872,666
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
External Usage Discount	0%
Project Cost to MCA	$872,666
Apportionment of Costs	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					100.0%	
Capital Cost					$872,666	
Present Value Cost					$615,195	
Present Value Demand Units					65.9	
Levy Amount					$9,338.12	

List of Works Required	
Land only. 33 m reservation - 24 m reservation = 9 m reservation to be funded by the DCP for a total of 1200 m in length.	1.1 ha
1.1 ha x $793333 per ha	$872,666

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 4160250300)
Related Projects	DI_RO8a, DI_RO19a, DI_RO21a, DI_RO21b

The Project Cost is expressed in December 2007 dollars.

DI_LA_5b	Land required for Henry Road extension (west of Cardinia Road) (Stage 2)
Description	A 33 m reservation is required for Henry Road (Local Arterial Road (Divided)). The DCP is to only fund the difference between the amount of land required to upgrade the road from a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard. From Stage 1 to the DCP boundary the length is 700 m.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$269,209
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
External Usage Discount	0%
Project Cost to MCA	$269,209
Apportionment of Costs	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					100.0%	
Capital Cost					$269,209	
Present Value Cost					$189,781	
Present Value Demand Units					65.9	
Levy Amount					$2,880.71	

List of Works Required	
Land only. 33 m reservation - 24 m reservation = 9 m reservation to be funded by the DCP for a total of 700 m in length.	0.6 ha
0.6ha x $448681 per ha	$269,209

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1643550500)
Related Projects	DI_RO8b, DI_RO9b, DI_RO21b

The Project Cost is expressed in December 2007 dollars.

DI_LA_6	Land required for northern East West Road (west of Cardinia Road extension)
Description	A 33 m reservation is required for the northern East West Road extension (Local Arterial Road (Divided)). The DCP is to only fund the difference between the amount of land required to upgrade the road from a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard for a length of 1420m.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$269,209
Project Timing	2018 - 2023
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
External Usage Discount	0%
Project Cost to MCA	$269,209
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$269,209					
Present Value Cost	$105,973					
Present Value Demand Units	115.5					
Levy Amount	$917.59					

List of Works Required	
Land only. 33 m reservation - 24 m reservation = 9 m reservation to be funded by the DCP for a total of 1420 m in length.	1.278 ha
1.278ha x $320000 per ha	$269,209

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1678650400,1678650300, 1678650200, 1678650100, 1135950800, 1567950200, 1567950200)
Related Projects	DI_RO10, DI_RO22b, DI_RO24

The Project Cost is expressed in December 2007 dollars.

DI_LA_7	Land required for northern East West Road (east of Cardinia Road extension)
Description	A 33 m reservation is required for the northern East West Road (Local Arterial Road (Divided)). The DCP is to only fund the difference between the amount of land required to upgrade the road from a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard. From the western boundary of Lot 6, LP213299 (Peck Road) to Thewlis Road the length is 975 m.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$392,174
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
External Usage Discount	0%
Project Cost to MCA	$392,174
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$392,174					
Present Value Cost	$276,467					
Present Value Demand Units	115.5					
Levy Amount	$2,393.84					

List of Works Required	
Land only. 33 m reservation - 24 m reservation = 9 m reservation to be funded by the DCP for a total of 975 m in length.	0.878 ha
0.878ha x $446667 per ha	$392,174

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1678650700 & 1701104400))
Related Projects	DI_RO11, DI_RO22a, DI_RO22b

The Project Cost is expressed in December 2007 dollars.

DI_LA_8	Land required for Cardinia Road extension (northern link)
Description	A 33 m reservation is required for Cardinia Road extension (Local Arterial Road (Divided)). The DCP is to only fund the difference between the amount of land required to upgrade the road from a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard. From Princes Highway the length is 250 m.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$91,125
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
External Usage Discount	0%
Project Cost to MCA	$91,125
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$91,125					
Present Value Cost	$64,240					
Present Value Demand Units	115.5					
Levy Amount	$556.23					

List of Works Required	
Land only. 33 m reservation - 24 m reservation = 9 m reservation to be funded by the DCP for a total of 250 m in length.	0.2 ha
Lot 8, LP213300 Princes Highway (0.2 ha)	$91,125

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1701103900)
Related Projects	DI_RO12, DI_RO16

The Project Cost is expressed in December 2007 dollars.

DI_LA_9	Land required for road widening of Thewlis Road (10 m)
Description	Land required for road widening to allow for a 33 m reservation for Thewlis Road from Princes Highway to the northern East West Road (13 m road widening reservation) (for a length of 400 m).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$780,200
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
External Usage Discount	0%
Project Cost to MCA	$780,200
Apportionment of Costs	Apportioned to the area north of the Princes Highway (Cells 1&2) in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	70.3%	29.7%				
Capital Cost	$548,741	$231,459				
Present Value Cost	$386,841	$163,170				
Present Value Demand Units	115.5	69.4				
Levy Amount	$3,349.53	$2,349.81				

List of Works Required

Land only. 13 m reservation required for road widening, total of 400 m in length.	0.5 ha
795 Princes Hwy (0.1 ha)	$314,000
Lot 1-2, PS439933x Princes Hwy (0.42 ha)	$466,200

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1701104500 & 1701104600)
Related Projects	DI_RO13, DI_RO22a, DI_RO17

The Project Cost is expressed in December 2007 dollars.

DI_LA_10a	Land required for Lakeside Drive extension (northern link) (Stage 1)
Description	A 33 m reservation is required for Lakeside Drive (Local Arterial Road (Divided)). The DCP is to only fund the difference between the amount of land required to upgrade the road from a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard for a length of 151 m from Princes Highway.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$229,501
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
External Usage Discount	0%
Project Cost to MCA	$229,501
Apportionment of Costs	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell		100.0%				
Capital Cost		$229,501				
Present Value Cost		$216,510				
Present Value Demand Units		69.4				
Levy Amount		$3,117.98				

List of Works Required		
Land only. 33 m reservation - 24 m reservation = 9 m reservation to be funded by the DCP for a total of 151 m in length.	0.1359 ha
0.1359ha x $1688750 per ha	$229,501

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1701104710 & 5000000892)
Related Projects	DI_RO14a

The Project Cost is expressed in December 2007 dollars.

DI_LA_10b	Land required for Lakeside Drive extension (northern link) (Stage 2)
Description	A 33 m reservation is required for Lakeside Drive extension (Local Arterial Road (Divided)). The DCP is to only fund the difference between the amount of land required to upgrade the road from a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard for a length of 299 m from Stage 1 to the northern East West Road.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$439,194
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the local arterial road network.
External Usage Discount	0%
Project Cost to MCA	$439,194
Apportionment of Costs	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell		100.0%				
Capital Cost		$439,194				
Present Value Cost		$309,614				
Present Value Demand Units		69.4				
Levy Amount		$4,458.77				

List of Works Required	
Land only. 33 m reservation - 24 m reservation = 9 m reservation to be funded by the DCP for a total of 299 m in length.	0.2691 ha
0.2691ha x $1632083 per ha	$439,194

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1701104710, 5000000892 & 5000000893)
Related Projects	DI_RO14b, DI_RO23

The Project Cost is expressed in December 2007 dollars.

DI_LA_11	Land required for Railway Station & carparking
Description	Land required for railway station 1.6 ha on the south side of the railway line reservation.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Public Transport

Project Cost	$1,666,526
Project Timing	2008 - 2013
Strategic Justification	This project seeks to achieve a reduced dependence on car use through the provision of a new station and suburban rail service along the Pakenham railway line.
External Usage Discount	0%
Project Cost to MCA	$1,666,526
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. This item is likely to be used by residents of the entire DCP area. An equivalent item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$520,663	$219,616	$153,664		$349,053	$423,530
Present Value Cost	$367,047	$154,821	$108,327		$246,069	$298,572
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$3,201.06	$4,145.91	$3,422.29		$3,788.13	$3,984.88

List of Works Required	
Land only.	1.6 ha
1.6ha x $1041579 per ha	$1,666,526

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 4160200100)
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_LA_12	Land required for District Sports Reserve - Henry Road (east)
Description	Land required for District Sports Reserve located on Henry Road extension (east of Cardinia Road) (8 ha)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$3,600,000
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$3,600,000
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$849,319	$358,244	$250,661	$881,521	$569,384	$690,872
Present Value Cost	$801,244	$337,966	$236,472	$831,623	$537,155	$651,766
Present Value Demand Units	114.7	37.3	31.7	154.3	65.0	74.9
Levy Amount	$6,987.73	$9,050.31	$7,470.68	$5,389.87	$8,269.29	$8,698.79

List of Works Required

Land only.	8 ha
8ha x $450000 per ha	$3,600,000

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 4382500400)
Related Projects	DI_OS11, CI_OS2, DI_CF4

The Project Cost is expressed in December 2007 dollars.

DI_LA_13	Land required for District Sports Reserve - Henry Road (west) / Gum Scrub Creek
Description	Land required for District Sports Reserve located on Henry Road extension (west of Cardinia Road, abutting Gum Scrub Creek) (8 ha)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$3,589,448
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$3,589,448
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$846,830	$357,193	$249,926	$878,937	$567,715	$688,847
Present Value Cost	$798,896	$336,975	$235,779	$829,186	$535,580	$649,856
Present Value Demand Units	114.7	37.3	31.7	154.3	65.0	74.9
Levy Amount	$6,967.25	$9,023.78	$7,448.78	$5,374.07	$8,245.06	$8,673.29

List of Works Required	
Land only.	8 ha
8ha x $448681 per ha	$3,589,448

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1643550500)
Related Projects	CI_OS_3, DI_OS12

The Project Cost is expressed in December 2007 dollars.

DI_LA_14	Land required for District Parkland - north of Princes Highway
Description	Land required for Gum Scrub and Hill District Parkland, located north of Princes Highway (16.2 ha)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$5,335,000
Project Timing	2008 - 2013
Strategic Justification	The project incorporates the ridgeline and prominent hilltop to the east of Gum Scrub Creek north of the Princes Highway into district parkland along the Gum Scrub Creek.
External Usage Discount	0%
Project Cost to MCA	$5,335,000
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. This item is likely to be used by residents of the entire DCP area. An equivalent item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$1,666,784	$703,051	$491,920		$1,117,413	$1,355,833
Present Value Cost	$1,572,437	$663,256	$464,076		$1,054,163	$1,279,087
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$13,713.39	$17,761.18	$14,661.17		$16,228.44	$17,071.33

List of Works Required	
Land only.	16.2 ha
Lot 1, LP143603 Princes Hwy (11.9 ha)	$3,540,000
565 Princes Hwy (0.5 ha)	$225,000
585 Princes Hwy (1.3 ha)	$645,000
625 Princes Hwy (2.3 ha)	$925,000

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1701103550, 1701103525, 1701103502, 1701103800)
Related Projects	DI_OS8a, DI_OS8b

The Project Cost is expressed in December 2007 dollars.

DI_LA_15	Land required for Community Centre (Children's Services) - Thewlis Road
Description	Community Centre (Children's Services) - Thewlis Road area (0.4 ha)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$178,667
Project Timing	2008 - 2013
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$178,667
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$55,820	$23,545	$16,474		$37,422	$45,406
Present Value Cost	$39,351	$16,598	$11,614		$26,381	$32,010
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$343.18	$444.48	$366.90		$406.12	$427.22

List of Works Required

Land only.	0.4 ha
0.4ha x $446667 per ha	$178,667

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007.(Ref 1701104400).
Related Projects	DI_CF1

The Project Cost is expressed in December 2007 dollars.

DI_LA_16	Land required for Community Centre (Children's Services) - Henry Road (east)
Description	Community Centre (Children's Services) - Cardinia Road/Henry Road area (0.4 ha)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$416,632
Project Timing	2008 - 2013
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$416,632
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$130,166	$54,904	$38,416		$87,263	$105,882
Present Value Cost	$91,762	$38,705	$27,082		$61,517	$74,643
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$800.26	$1,036.48	$855.57		$947.03	$996.22

List of Works Required	
Land only.	0.4 ha
0.4ha x $1041579 per ha	$416,632

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 4160200100)
Related Projects	DI_CF2

The Project Cost is expressed in December 2007 dollars.

DI_LA_17	Land required for Community Centre (Community Meeting Place) - Henry Road (east)
Description	Community Centre (Community Meeting Place) - Cardinia Road/Henry Road area (0.4 ha)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$416,632
Project Timing	2008 - 2013
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$416,632
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$98,293	$41,460	$29,009	$102,019	$65,895	$79,955
Present Value Cost	$69,292	$29,228	$20,450	$71,920	$46,454	$56,365
Present Value Demand Units	114.7	37.3	31.7	154.3	65.0	74.9
Levy Amount	$604.31	$782.68	$646.07	$466.12	$715.14	$752.28

List of Works Required

Land only.	0.4 ha
0.4ha x $1041579 per ha	$416,632

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 4160200100)
Related Projects	CI_CF2

The Project Cost is expressed in December 2007 dollars.

DI_LA_18	Land required for Community Centre (Children's Services) - Henry Road (west)
Description	Community Centre (Children's Services) - Henry Road, west of Cardinia Road (0.4 ha)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$179,472
Project Timing	2013 - 2018
Strategic Justification	The project is required to provide adequate community facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$179,472
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$56,072	$23,651	$16,548		$37,590	$45,611
Present Value Cost	$29,538	$12,459	$8,718		$19,802	$24,027
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$257.60	$333.64	$275.41		$304.85	$320.68

List of Works Required	
Land only.	0.4 ha
0.4ha x $448681 per ha	$179,472

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007. (Ref 1643550500)
Related Projects	DI_CF3

The Project Cost is expressed in December 2007 dollars.

DI_LA_19	Land required for Library (Outside MCA)
Description	Land outside MCA within Officer Precinct Structure Plan

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$540,000
Project Timing	2018 - 2023
Strategic Justification	The project is required to provide adequate facilities to the new community.
External Usage Discount	60%
Project Cost to MCA	$216,000
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	9.4%	4.0%	2.8%	9.8%	6.3%	7.7%
Capital Cost	$50,959	$21,495	$15,040	$52,891	$34,163	$41,452
Present Value Cost	$20,060	$8,461	$5,920	$20,820	$13,448	$16,318
Present Value Demand Units	114.7	37.3	31.7	154.3	65.0	74.9
Levy Amount	$174.94	$226.58	$187.04	$134.94	$207.03	$217.78

List of Works Required	
Land only	0.6 ha
0.6ha x $900000 per ha	$540,000

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007.
Related Projects	CI_CF1

The Project Cost is expressed in December 2007 dollars.

DI_LA_20	Land required for Community Centre (Children's Services) - Princes Highway / Cardinia Road NAC
Description	Community Centre (Children's Services) - Princes Highway/Cardinia Road (0.3 ha)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Community Facilities

Project Cost	$150,000
Project Timing	2008 - 2013
Strategic Justification	The project is required to provide adequate facilities to the new community.
External Usage Discount	0%
Project Cost to MCA	$150,000
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. The item forms part of a network of similar items within the DCP area. A similar item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$46,864	$19,767	$13,831		$31,417	$38,121
Present Value Cost	$33,037	$13,935	$9,750		$22,148	$26,874
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$288.12	$373.16	$308.03		$340.96	$358.67

List of Works Required	
Land only	0.3 ha
0.3ha x $500000 per ha	$150,000

Costing Justification	Estimated land value for the parcel/s as per Valuation Reports, Westlink Consulting, December 2007.
Related Projects	DI_CF_5

The Project Cost is expressed in December 2007 dollars.

DI_OS_1a	Local Park Improvements (Stage 1) - north of Princes Highway
Description	Local Park improvements (north of Princes Highway) (2 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$264,332
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$264,332
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$264,332					
Present Value Cost	$186,343					
Present Value Demand Units	114.7					
Levy Amount	$1,625.12					

List of Works Required	
Play/sport/fitness equipment	$78,960
Softball	$2,632
Edging	$5,264
Fencing ($147 per lin m)	$6,317
Child proof gate	$263
Shade structure	$15,792
Design & Project Management (10% of construction cost)	$10,923
Contingency (10%)	$12,015
	(2 in total)

Costing Justification	Costing provided by Council.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_OS_1b	Local Park Improvements (Stage 2) - north of Princes Highway
Description	Local Park improvements (north of Princes Highway) (1 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$132,166
Project Timing	2013 - 2018
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$132,166
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$132,166					
Present Value Cost	$69,623					
Present Value Demand Units	114.7					
Levy Amount	$607.19					

List of Works Required

Play/sport/fitness equipment	$78,960
Softball	$2,632
Edging	$5,264
Fencing ($147 per lin m)	$6,317
Child proof gate	$263
Shade structure	$15,792
Design & Project Management (10% of construction cost)	$10,923
Contingency (10%)	$12,015

Costing Justification	Costing provided by Council.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_OS_1c	Local Park Improvements (Stage 3) - north of Princes Highway
Description	Local Park improvements (north of Princes Highway) (2 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$264,332
Project Timing	2018 - 2023
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$264,332
Apportionment of Costs	Apportioned in accordance with the overall number of items to be located in each cell. Items are likely to be used by residents of the cell they are located within.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	50.0%	50.0%				
Capital Cost	$132,166	$132,166				
Present Value Cost	$52,027	$52,027				
Present Value Demand Units	114.7	37.3				
Levy Amount	$453.73	$1,393.21				

List of Works Required

Play/sport/fitness equipment	$78,960
Softball	$2,632
Edging	$5,264
Fencing ($147 per lin m)	$6,317
Child proof gate	$263
Shade structure	$15,792
Design & Project Management (10% of construction cost)	$10,923
Contingency (10%)	$12,015
	(2 in total)

Costing Justification	Costing provided by Council.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_OS_2a	Local Park Improvements (Stage 1) - South of Princes Highway
Description	Local Park improvements (south of Princes Highway) (3 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$396,498
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$396,498
Apportionment of Costs	Apportioned in accordance with the overall number of items to be located in each cell. Items are likely to be used by residents of the cell they are located within.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			33.3%		33.3%	33.3%
Capital Cost			$132,166		$132,166	$132,166
Present Value Cost			$93,172		$93,172	$93,172
Present Value Demand Units			31.7		65.0	74.9
Levy Amount			$2,943.50		$1,434.34	$1,243.52

List of Works Required	
Play/sport/fitness equipment	$78,960
Softball	$2,632
Edging	$5,264
Fencing ($147 per lin m)	$6,317
Child proof gate	$263
Shade structure	$15,792
Design & Project Management (10% of construction cost)	$10,923
Contingency (10%)	$12,015
	(3 in total)

Costing Justification	Costing provided by Council.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_OS_2b	Local Park Improvements (Stage 2) - south of Princes Highway
Description	Local Park improvements (south of Princes Highway) (4 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$528,664
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$528,664
Apportionment of Costs	Apportioned in accordance with the overall number of items to be located in each cell. Items are likely to be used by residents of the cell they are located within.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					25.0%	75.0%
Capital Cost					$132,166	$396,498
Present Value Cost					$93,172	$279,515
Present Value Demand Units					65.0	74.9
Levy Amount					$1,434.34	$3,730.55

List of Works Required

Play/sport/fitness equipment	$78,960
Softball	$2,632
Edging	$5,264
Fencing ($147 per lin m)	$6,317
Child proof gate	$263
Shade structure	$15,792
Design & Project Management (10% of construction cost)	$10,923
Contingency (10%)	$12,015
	(4 in total)

Costing Justification	Costing provided by Council.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_OS_3a	Quirks Creek Retarding Basin - Rehabilitation and Conservation (Stage 1)
Description	The Quirks Creek Corridor is to be developed primarily as a Retarding Basin, however there will be opportunities for rehabilitation and revegetation, with scattered tree groupings, outside any flow/retarding areas, with a grassed understorey.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$4,901,710
Project Timing	2008 - 2013
Strategic Justification	This project allows for the further enhancement of a Melbourne Water retarding basin.
External Usage Discount	0%
Project Cost to MCA	$4,901,710
Apportionment of Costs	Apportioned evenly across Cells 1, 3 and 5 (in accordance with projected dwelling yield). Although the retarding basin is in an encumbered area within Cell 1, the provision of the basin reduces the drainage constraints of Cell 3 and 5. This area is also likely to be used by the residents within Cell 1, 3 and 5 as it is linked via the trail network adjacent to gum scrub creek.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	50.9%		15.0%		34.1%	
Capital Cost	$2,493,834		$736,009		$1,671,868	
Present Value Cost	$1,758,054		$518,857		$1,178,601	
Present Value Demand Units	114.7		31.7		65.0	
Levy Amount	$15,332.17		$16,391.83		$18,144.12	

List of Works Required

Broad weed / pest plant and grass removal to creek zone (150000 m2 @ $5)	$750,000
Broad Weed / pest and plant removal to open space (70000 m2 @ $1)	$70,000
Minor regrading/excavation works to open space retarding basin zone (70000 m2 @ $5)	$350,000
Erosion control to creek bank rehabilitation zones, Assumed 1/3 total area (50000 m2 @ $6)	$500,000
Immediate creek bank zone revegetation native shrubs / tufts (tubestock) at 4 no. per m2 (260000 @ $6)	$1,560,000
Upper creek bank zone revegetation (1/3 of zone) native shrubs (tubestock) at 4 no. per m2 (100000 @ $6)	$600,000
Upper creek bank zone revegetation (1/3 of zone) native trees (tubestock) at 1 per 8 m2 with mulch bowl tree guard and weed control mat (7000 @ $11)	$77,000
Retarding basin zone - scattered tree groupings, tubestock with mulch bowl, tree guard and weed control mat. Native trees at 1 per 20 m2 (4000 @ $11)	$44,000
Hydroseed grassing to retarding basin, creek bank (part) (assume re-use of existing topsoil) (100000 m2 @ $1)	$100,000
Design & Project Management (10% of construction cost)	$405,100
Contingency (10%)	$445,610

Costing Justification	Based on Revised Indicative Opinion of Probable Cost, Land Design Partnership, 3 June 2008 (excludes GST and yearly maintenance works). Melbourne Water development works of any earthworks, drainage infrastructure, head wall etc required to establish the retarding basin are also excluded.
Related Projects	DI_OS3b

The Project Cost is expressed in December 2007 dollars.

DI_OS_3b	Quirks Creek Retarding Basin - Rehabilitation and Conservation (Stage 2)
Description	The Quirks Creek Corridor is to be developed primarily as a Retarding Basin, however there will be opportunities for rehabilitation and revegetation, with scattered tree groupings, outside any flow/retarding areas, with a grassed understorey.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$987,058
Project Timing	2013 - 2018
Strategic Justification	This project allows for the further enhancement of a Melbourne Water retarding basin.
External Usage Discount	0%
Project Cost to MCA	$987,058
Apportionment of Costs	Apportioned evenly across Cells 1, 3 and 5 (in accordance with projected dwelling yield). Although the retarding basin is in an encumbered area within Cell 1, the provision of the basin reduces the drainage constraints of Cell 3 and 5. This area is also likely to be used by the residents within Cell 1, 3 and 5 as it is linked via the trail network adjacent to gum scrub creek.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	50.9%		15.0%		34.1%	
Capital Cost	$502,183		$148,210		$336,664	
Present Value Cost	$264,544		$78,075		$177,350	
Present Value Demand Units	114.7		31.7		65.0	
Levy Amount	$2,307.11		$2,466.57		$2,730.24	

List of Works Required	
- Seating (4 @ $2500)	$10,000
- Directional Signage (4 @ $2000)	$8,000
- Rubbish Bins (2 @ $1000)	$2,000
- Main Pathway System - concrete, 2.5 m width x 2.5 km length (6250 m2 @ $75)	$468,750
- Creek cross over footbridge - allowance	$30,000
- Asphalt access road, 6 m nom. Width; no kerb and channel, drainage swale along one side of the road. (1800 m2 @ $90)	$162,000
- Asphalt Car Park, no kerb and channel, drainage swale along one side of the car park	$120,000
- 20 timber bollards per car park for traffic control (20 @ $750)	$15,000
Design & Project Management (10% of construction cost)	$81,575
Contingency (10%)	$89,733

Costing Justification	Based on Revised Indicative Opinion of Probable Cost, Land Design Partnership, 3 June 2008 (excludes GST and yearly maintenance works). Melbourne Water development works of any earthworks, drainage infrastructure, head wall etc required to establish the retarding basin are also excluded.
Related Projects	DI_OS3a

The Project Cost is expressed in December 2007 dollars.

DI_OS_4a	Landscaping & Environmental Works along Gum Scrub Creek Corridor - Princes Highway to Railway Reserve
Description	Gum Scrub Creek Corridor - Princes Highway to Railway reservation (500 m x 28 m wide). Landscaping & environmental works are adjacent to land that forms part of Melbourne Water Gum Scrub Creek Drainage Scheme.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$177,870
Project Timing	2008 - 2013
Strategic Justification	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
External Usage Discount	0%
Project Cost to MCA	$177,870
Apportionment of Costs	Apportioned to Cell 3. The item is likely to be used by residents of Cell 3 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			100.0%			
Capital Cost			$177,870			
Present Value Cost			$125,391			
Present Value Demand Units			31.7			
Levy Amount			$3,961.39			

List of Works Required

Based on $10.5 per sq m	$147,000
Design & Project Management (10% of construction cost)	$14,700
Contingency (10%)	$16,170

Costing Justification	Based on Indicative Opinion of Probable Costs, LandDesign Partnership, 6 March 2007
Related Projects	DI_TR9, DI_OS10

The Project Cost is expressed in December 2007 dollars.

DI_OS_4b	Landscaping & Environmental Works along Gum Scrub Creek Corridor - Railway reserve to Bypass
Description	Gum Scrub Creek Corridor - Railway reservation to Pakenham Bypass (1150 m x 28 m wide). Landscaping & environmental works are adjacent to land that forms part of Melbourne Water Gum Scrub Creek Drainage Scheme.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$409,101
Project Timing	2013 - 2018
Strategic Justification	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
External Usage Discount	0%
Project Cost to MCA	$409,101
Apportionment of Costs	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					100.0%	
Capital Cost					$409,101	
Present Value Cost					$215,509	
Present Value Demand Units					65.0	
Levy Amount					$3,317.68	

List of Works Required

Based on $10.5 per sq m	$338,100
Design & Project Management (10% of construction cost)	$33,810
Contingency (10%)	$37,191

Costing Justification	Based on Indicative Opinion of Probable Costs, LandDesign Partnership, 6 March 2007
Related Projects	DI_TR9, DI_OS12

The Project Cost is expressed in December 2007 dollars.

DI_OS_5a	Landscaping & Environmental Works along Gum Scrub Creek Corridor - East-West Road to Peck Road
Description	Gum Scrub Creek Corridor - northern east-west road to Peck Road (825 m x 28 m wide). Landscaping & environmental works are adjacent to land that forms part of Melbourne Water Gum Scrub Creek Drainage Scheme.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$293,422
Project Timing	2013 - 2018
Strategic Justification	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
External Usage Discount	0%
Project Cost to MCA	$293,422
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$293,422					
Present Value Cost	$154,571					
Present Value Demand Units	114.7					
Levy Amount	$1,348.03					

List of Works Required

Based on $10.5 per sq m	$242,498
Design & Project Management (10% of construction cost)	$24,250
Contingency (10%)	$26,675

Costing Justification	Based on Indicative Opinion of Probable Costs, LandDesign Partnership, 6 March 2007
Related Projects	DI_TR10

The Project Cost is expressed in December 2007 dollars.

DI_OS_5b	Landscaping & Environmental Works along Quirks Creek Corridor - East-West Road to Peck Road
Description	Quirks Creek Corridor - north of northern east-west road to Peck Road (375 m x 25m wide).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$119,109
Project Timing	2013 - 2018
Strategic Justification	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
External Usage Discount	0%
Project Cost to MCA	$119,109
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$119,109					
Present Value Cost	$62,745					
Present Value Demand Units	114.7					
Levy Amount	$547.21					

List of Works Required

Based on $10.5 per sq m	$98,438
Design & Project Management (10% of construction cost)	$9,844
Contingency (10%)	$10,828

Costing Justification	Based on Indicative Opinion of Probable Costs, LandDesign Partnership, 6 March 2007
Related Projects	DI_TR10

The Project Cost is expressed in December 2007 dollars.

DI_OS_6	Landscaping & Environmental Works along Toomuc Creek - Railway Reserve to Bypass
Description	Toomuc Creek Corridor - Railway line to Pakenham Bypass (1350 m x 50 m wide)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$902,509
Project Timing	2008 - 2013
Strategic Justification	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
External Usage Discount	0%
Project Cost to MCA	$902,509
Apportionment of Costs	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						100.0%
Capital Cost						$902,509
Present Value Cost						$636,233
Present Value Demand Units						74.9
Levy Amount						$8,491.48

List of Works Required	
Based on $11.05 per sq m	$745,875
Design & Project Management (10% of construction cost)	$74,588
Contingency (10%)	$82,046

Costing Justification	Based on Indicative Opinion of Probable Costs, LandDesign Partnership, 6 March 2007
Related Projects	DI_TR6, DI_TR7, DI_TR8 & DI_TR13

The Project Cost is expressed in December 2007 dollars.

DI_OS_7	Landscaping & Environmental Works along Toomuc Creek - Mulcahy Road to Brown Road
Description	Toomuc Creek Corridor - Mulcahy Road to Brown Road (700 m x 50 m wide)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$417,828
Project Timing	2018 - 2023
Strategic Justification	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek/open space network.
External Usage Discount	0%
Project Cost to MCA	$417,828
Apportionment of Costs	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell		100.0%				
Capital Cost		$417,828				
Present Value Cost		$164,476				
Present Value Demand Units		37.3				
Levy Amount		$4,404.48				

List of Works Required

Based on $11.05 per sq m	$345,313
Design & Project Management (10% of construction cost)	$34,531
Contingency (10%)	$37,984

Costing Justification	Based on Indicative Opinion of Probable Costs, LandDesign Partnership, 6 March 2007
Related Projects	DI_TR7, DI_TR5

The Project Cost is expressed in December 2007 dollars.

DI_OS_8a	District Parkland - Rehabilitation and Conservation (Stage 1) - north of Princes Highway
Description	The District Park will provide opportunities for passive open space activities and will be developed and managed in two Stages. In Stage 1 the upper area of the ridge and mid slope are to be revegetated. Limited public access is to be provided to the upper slopes. A gravel pedestrian path will define an access way, to manage access through the rehabilitation and revegetation areas. The path will follow the contours to the top of the ridge, culminating in a lookout area with a timber viewing platform.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$1,444,135
Project Timing	2008 - 2013
Strategic Justification	This project allows for passive recreation within a protected and rehabilitated flora and fauna habitat.
External Usage Discount	0%
Project Cost to MCA	$1,444,135
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. This item is likely to be used by residents of the entire DCP area. An equivalent item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$451,183	$190,309	$133,158		$302,473	$367,011
Present Value Cost	$318,066	$134,161	$93,871		$213,232	$258,728
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$2,773.89	$3,592.66	$2,965.60		$3,282.62	$3,453.12

List of Works Required

Broad Scale weed / pest plant removal - general spraying (47000 @ $1)	$47,000
All plants to be tubestock with mulch bowl, tree guard and weed control mat. Upper slope planting works - (approx 20000 m2) Native shrubs (tubestock) at 4 no. per m2 (80000 @ $11)	$880,000
Upper slope planting works - (approx 20000 m2) Native trees (tubestock) at 1 no. per 4 m2 (5000 @ $11)	$55,000
Mid slope planting works - (approx 27000 m2) native trees (tubestock) at 1 no. per 4 m2 (7000 @ $11)	$77,000
Gravel pathway (1.8 m width x 800 lin m) with drainage swale formed along one side and erosion control matting (1500 m2 @ $65)	$97,500
Seating (4 @ $2500)	$10,000
Timber viewing platform	$15,000
Directional signage (4 @ $2000)	$8,000
Rubbish bins (4 @ $1000)	$4,000
Design & Project Management (10% of construction cost)	$119,350
Contingency (10%)	$131,285

Costing Justification	Based on Revised Indicative Opinion of Probable Cost, Land Design Partnership, 3 June 2008 (excludes yearly maintenance works).
Related Projects	DI_OS8b, DI_OS8c

The Project Cost is expressed in December 2007 dollars.

DI_OS_8b	District Parkland - Rehabilitation and Conservation (Stage 2) - north of Princes Highway
Description	The District Park will provide opportunities for passive open space activities and will be developed and managed in two Stages. In Stage 2 the lower slope (below the 60m contour line) is to be revegetated to provide a scattered open tree canopy with a grassed understorey. An asphalt road & carpark is also to be provided.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$790,735
Project Timing	2013 - 2018
Strategic Justification	This project allows for passive recreation within a protected and rehabilitated flora and fauna habitat.
External Usage Discount	0%
Project Cost to MCA	$790,735
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. This item is likely to be used by residents of the entire DCP area. An equivalent item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$247,045	$104,204	$72,911		$165,619	$200,957
Present Value Cost	$130,140	$54,893	$38,408		$87,246	$105,862
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$1,134.97	$1,469.97	$1,213.41		$1,343.12	$1,412.88

List of Works Required	
Weed Control Allowance Broad scale weed / pest plant removal - spraying and vegetation removal (115000 m2 @ $1)	$115,000
Revegetation works. Tubestock with mulch bowl, tree guard and weed control mat. Lower slope planting works (approx 102,500m2) Native trees at 1 per 8m2 (13000 @ $11)	$143,000
Hydroseeding to open space areas (assume re-use of existing topsoil) (11000m2 @ $1)	$11,000
Asphalt access road, 6 metre nom. width; no kerb and channel, drainage swale along one side of the road. (1800m2 @ $90)	$162,000
Asphalt car park, no kerb and channel, drainage swale along one side of the car park.	$200,000
30 timber bollards per car park for traffic control (30 @ $750)	$22,500
Design & Project Management (10% of construction cost)	$65,350
Contingency (10%)	$71,885

Costing Justification	Based on Revised Indicative Opinion of Probable Cost, Land Design Partnership, 3 June 2008 (excludes GST and yearly maintenance works).
Related Projects	DI_OS8a, DI_OS8c

The Project Cost is expressed in December 2007 dollars.

DI_OS_8c	District Parkland - Rehabilitation & Conservation (Stage 3) - north of Princes Highway
Description	The District Park will provide opportunities for passive open space activities. Stage 3 will provide embellishment works.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$1,339,773
Project Timing	2018 - 2023
Strategic Justification	This project allows for passive recreation within a protected and rehabilitated flora and fauna habitat.
External Usage Discount	0%
Project Cost to MCA	$1,339,773
Apportionment of Costs	Apportioned evenly to Cells 1,2,3,5&6 in accordance with the projected dwelling yield of each cell. This item is likely to be used by residents of the entire DCP area. An equivalent item has already been provided in Cell 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	31.2%	13.2%	9.2%		20.9%	25.4%
Capital Cost	$418,577	$176,556	$123,535		$280,615	$340,489
Present Value Cost	$164,771	$69,501	$48,629		$110,463	$134,032
Present Value Demand Units	114.7	37.3	31.7		65.0	74.9
Levy Amount	$1,436.99	$1,861.15	$1,536.30		$1,700.53	$1,788.86

List of Works Required	
Picnic Area - BBQ's (3 @ $4000), Shelter - allowance (2 @ $15,000), Table Settings (6 @ $6500), Rubbish Bins (4 @ $1000)	$85,000
Play Area - Play Equipment ($150000), Seating (4 @ $2500), Shelter / Shade - allowance (2 @ $15000), Rubblish Bins (4 @ $1000)	$194,000
Seating (8 @ $2500), Directional Signage (18 @ $2000), Drink Fountains (3 @ $2000), Bike Racks (10 @ $2500), Toilet (2 @ $200000)	$487,000
Main Pathway System - Concrete, 2.5m width x 1500 lin m (3750m2 @ $75)	$281,250
Creek crossover footbridge - allowance (2 @ $30000)	$60,000
Design & Project Management (10% of construction cost)	$110,725
Contingency (10%)	$121,798

Costing Justification	Based on Revised Indicative Opinion of Probable Cost, Land Design Partnership, 3 June 2008 (excludes GST and yearly maintenance works).
Related Projects	DI_OS8a, DI_OS8b

The Project Cost is expressed in December 2007 dollars.

DI_OS_9	Landscaping & Environmental Works along Gum Scrub and Quirks Creek Corridor - north of Princes Highway
Description	Gum Scrub and Quirks Creek corridor rehabilitation which includes scattered tree groupings, with a grassed understorey, picnic facilities and a pedestrian bridge creek crossing. Landscaping & environmental works are adjacent to land that forms part of Melbourne Water Gum Scrub Creek Drainage Scheme.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$3,016,833
Project Timing	2013 - 2018
Strategic Justification	This project allows for the protection and rehabilitation of the flora and fauna habitat along the existing creek / open space network
External Usage Discount	0%
Project Cost to MCA	$3,016,833
Apportionment of Costs	Apportioned evenly across Cell 1, 3 and 5 (in accordance with projected dwelling yield). Although the area is within Cell 1, this area is likely to be used by the residents within Cell 1, 3 and 5 as it is linked via the trail network adjacent to Gum Scrub Creek.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	50.9%		15.0%		34.1%	
Capital Cost	$1,534,868		$452,988		$1,028,977	
Present Value Cost	$808,549		$238,628		$542,052	
Present Value Demand Units	114.7		31.7		65.0	
Levy Amount	$7,051.44		$7,538.79		$8,344.69	

List of Works Required

Broad weed / pest plant and grass removal to creek zones (78000m2 @ $5)	$390,000
Broad weed / pest plant removal to open space/picnic– general spraying (48000m2 @ $1)	$48,000
Minor regrading / excavation works to open space zone (48000m2 @ $5)	$240,000
Erosion Control to creek bank rehabilitation zones , Assume to 1/3 of area (26000m2 @ $10)	$260,000
Immediate creek bank zone revegetation Native shrubs / tufts (tubestock) at 4 no. per m2 (88000 @ $6)	$528,000
Upper Creek bank zone revegetation (1/3 of zone) Native shrubs (tubestock) at 4 no. per m2 (72000 @ $6)	$432,000
Upper Creek bank zone revegetation (1/3 of zone) Native trees (tubestock) at 1 per 8 m2 with mulch bowl, tree guard and weed control mat (7000 @ $11)	$77,000
Hydroseed Grassing to Open Space, Picnic Area, Upper creek bank (assume re-use of existing topsoil) (58000m2 @ $1)	$58,000
Picnic Areas (2 no.) - BBQ's (4 @ $4000), Shelter - allowance ($15,000), Table Settings (12 @ $6500), Rubbish Bins (8 @ $1000)	$117,000
Open Space - Seating (8 @ $2500), Directional signage (4 @ 2000), Rubbish bins (4 @ $1000)	$32,000
Main Pathway system – concrete, 2.5m width x 1.5 km length (3750m2 @ $75), Creek crossover footbridge - allowance ($30000)	$341,250
Design & Project Management (10% of construction cost)	$249,325
Contingency (10%)	$274,258

Costing Justification	Based on Indicative Opinion of Probable Costs, LandDesign Partnership, 3 March 2008 (excludes yearly maintenance works).
Related Projects	DI_OS3a, DI_OS3b, DI_OS5, DI_OS8, DI_OS14a, DI_OS14b, DI_TR10, DI_LA14

The Project Cost is expressed in December 2007 dollars.

DI_OS_10	District Sports Reserve - Princes Highway / Gum Scrub Creek
Description	Gum Scrub and Hill District Parkland playing fields, clubrooms and carparking (Officer Farm Sports Reserve, Princes Highway, Officer).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$1,760,526
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$1,760,526
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$415,347	$175,194	$122,582	$431,094	$278,449	$337,861
Present Value Cost	$292,803	$123,505	$86,415	$303,905	$196,295	$238,178
Present Value Demand Units	114.7	37.3	31.7	154.3	65.0	74.9
Levy Amount	$2,553.56	$3,307.30	$2,730.05	$1,969.65	$3,021.89	$3,178.85

List of Works Required

1 senior oval (175 m x 135 m)	$421,120
1 junior oval (135 m x 115 m)	$263,200
Carparks 100 x $2969 per space	$296,900
Regional Playground	$210,560
Services	$52,640
Road works and paths	$105,280
Landscaping	$52,640
Pitches x 2 & practice cricket nets x 2	$52,640
Design & Project Management (10% of construction cost)	$145,498
Contingency (10%)	$160,048

Costing Justification	Based on Cardinia Growth Corridor Sport Facility Development Report, 21 March 2006. Updated with figures provided by Council 28/03/07.
Related Projects	CI_OS1, land provided as part of S173 Am C59

The Project Cost is expressed in December 2007 dollars.

DI_OS_11	District Sports Reserve - Henry Road (east)
Description	District Sports Reserve located on Henry Road extension (east of Cardinia Road) playing fields, clubrooms and carparking (Cardinia Road Sports Reserve, Pakenham)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$1,505,748
Project Timing	2013 - 2018
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$1,505,748
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$355,239	$149,840	$104,842	$368,708	$238,152	$288,967
Present Value Cost	$187,135	$78,934	$55,230	$194,231	$125,456	$152,224
Present Value Demand Units	114.7	37.3	31.7	154.3	65.0	74.9
Levy Amount	$1,632.03	$2,113.75	$1,744.82	$1,258.84	$1,931.34	$2,031.66

List of Works Required	
1 senior oval (175 m x 135 m)	$421,120
1 junior oval (135 m x 115 m)	$263,200
Carparks 100 x $2969 per space	$296,900
Services	$52,640
Road works and paths	$105,280
Landscaping	$52,640
Pitches x 2 & practice cricket nets x 2	$52,640
Design & Project Management (10% of construction cost)	$124,442
Contingency (10%)	$136,886

Costing Justification	Based on Cardinia Growth Corridor Sport Facility Development Report, 21 March 2006. Updated with figures provided by Council 28/03/07.
Related Projects	CI_OS2, DI_LA12

The Project Cost is expressed in December 2007 dollars.

DI_OS_12	District Sports Reserve - Henry Road (west) / Gum Scrub Creek
Description	District Sports Reserve located on Henry Road extension (west of Cardinia Road, abutting Gum Scrub Creek) sport and recreation facilities including lawn bowls (Gum Scrub Creek Sports Reserve, Rix Road, Officer).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$1,098,104
Project Timing	2013 - 2018
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$1,098,104
Apportionment of Costs	Apportioned evenly across DCP area in accordance with the projected dwelling yield of each cell. The item is likely to be used by residents of the entire DCP area.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	23.6%	10.0%	7.0%	24.5%	15.8%	19.2%
Capital Cost	$259,067	$109,275	$76,459	$268,889	$173,679	$210,736
Present Value Cost	$136,473	$57,565	$40,278	$141,648	$91,492	$111,013
Present Value Demand Units	114.7	37.3	31.7	154.3	65.0	74.9
Levy Amount	$1,190.20	$1,541.51	$1,272.46	$918.04	$1,408.48	$1,481.64

List of Works Required

Full construction of playing field (rugby & other sports)	$315,840
Carparks 100 x $2969 per space	$296,900
Services	$52,640
Road works and paths	$105,280
Landscaping	$52,640
Ancillary facilities	$84,224
Design & Project Management (10% of construction cost)	$90,752
Contingency (10%)	$99,828

Costing Justification	Based on Cardinia Growth Corridor Sport Facility Development Report, 21 March 2006. Updated with figures provided by Council 28/03/07.
Related Projects	CI_OS3, DI_LA13

The Project Cost is expressed in December 2007 dollars.

DI_OS_13	Neighbourhood Sports Reserve - Cardinia Road / Shearwater Drive
Description	Neighbourhood Sports Reserve located on Cardinia Road and Shearwater Drive (Delfin) carpark.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Open Space

Project Cost	$179,625
Project Timing	2013 - 2018
Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.
External Usage Discount	0%
Project Cost to MCA	$179,625
Apportionment of Costs	Apportioned evenly to Cells 3&4 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			22.1%	77.9%		
Capital Cost			$39,768	$139,856		
Present Value Cost			$20,949	$73,675		
Present Value Demand Units			31.7	154.3		
Levy Amount			$661.84	$477.50		

List of Works Required

Carparks 50 x $2969 per space	$148,450
Design & Project Management (10% of construction cost)	$14,845
Contingency (10%)	$16,330

Costing Justification	Construction of ovals provided by Delfin. Figures provided by Council 28/03/07.
Related Projects	CI_OS4

The Project Cost is expressed in December 2007 dollars.

DI_PT_1a	Bus Stop Facilities - Princes Highway PPTN (north of Princes Highway)
Description	Bus bay, shelter, access paths & lighting (4 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Public Transport

Project Cost	$133,990
Project Timing	2013 - 2018
Strategic Justification	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
External Usage Discount	0%
Project Cost to MCA	$133,990
Apportionment of Costs	Apportioned in accordance with the overall number of items to be located in each cell

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	50.0%	50.0%				
Capital Cost	$66,995	$66,995				
Present Value Cost	$35,292	$35,292				
Present Value Demand Units	114.7	37.3				
Levy Amount	$307.79	$945.08				

List of Works Required	
Construction (excavation/road pavement, kerbing, hard stand of 2.5 m wide x 10 m long, path extension to stop, supply & install shelter, street light & DDA tactile	$25,767
Design & Project Management (10% of construction cost)	$2,577
Contingency (20%)	$5,153
Total Cost per Bus Stop (PPTN)	$33,497
Quantity 4	$133,990

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PT01 Appendix 5 xxxiv.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_PT_1b	Bus Stop Facilities - Princes Highway PPTN (south of Princes Highway)
Description	Bus bay, shelter, access paths & lighting (4 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Public Transport

Project Cost	$133,990
Project Timing	2013 - 2018
Strategic Justification	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
External Usage Discount	0%
Project Cost to MCA	$133,990
Apportionment of Costs	Apportioned in accordance with the overall number of items to be located in each cell

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			50.0%	50.0%		
Capital Cost			$66,995	$66,995		
Present Value Cost			$35,292	$35,292		
Present Value Demand Units			31.7	154.3		
Levy Amount			$1,114.95	$228.73		

List of Works Required	
Construction (excavation/road pavement, kerbing, hard stand of 2.5 m wide x 10 m long, path extension to stop, supply & install shelter, street light & DDA tactile	$25,767
Design & Project Management (10% of construction cost)	$2,577
Contingency (20%)	$5,153
Total Cost per Bus Stop (PPTN)	$33,497
Quantity 4	$133,990

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PT01 Appendix 5 xxxiv.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_PT_2a	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 1)
Description	Bus shelter & access paths (3 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Public Transport

Project Cost	$31,205					
Project Timing	2008 - 2013					
Strategic Justification	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.					
External Usage Discount	0%					
Project Cost to MCA	$31,205					
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.					
MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$31,205					
Present Value Cost	$21,998					
Present Value Demand Units	114.7					
Levy Amount	$191.85					

List of Works Required	
Construction (hard stand of 2.5 m wide x 10 m long, path extension to stop, supply & install shelter& DDA tactile paves)	$8,001
Design & Project Management (10% of construction cost)	$800
Contingency (20%)	$1,600
Total Cost per Bus Stop	$10,402
Quantity 3	$31,205

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PT02 Appendix 5 xxxiv.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_PT_2b	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 3)
Description	Bus shelter & access paths (1 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Public Transport

Project Cost	$10,402
Project Timing	2018 - 2023
Strategic Justification	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
External Usage Discount	0%
Project Cost to MCA	$10,402
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$10,402					
Present Value Cost	$4,095					
Present Value Demand Units	114.7					
Levy Amount	$35.71					

List of Works Required	
Construction (hard stand of 2.5 m wide x 10 m long, path extension to stop, supply & install shelter& DDA tactile paves)	$8,001
Design & Project Management (10% of construction cost)	$800
Contingency (20%)	$1,600
Total Cost per Bus Stop	$10,402
Quantity 1	$10,402

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PT02 Appendix 5 xxxiv.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_PT_3	Bus Stop Facilities - Local Network (north of Princes Highway) (Stage 3)
Description	Bus shelter & access paths (1 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Public Transport

Project Cost	$10,402
Project Timing	2018 - 2023
Strategic Justification	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
External Usage Discount	0%
Project Cost to MCA	$10,402
Apportionment of Costs	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell		100.0%				
Capital Cost		$10,402				
Present Value Cost		$4,095				
Present Value Demand Units		37.3				
Levy Amount		$109.65				

List of Works Required	
Construction (hard stand of 2.5 m wide x 10 m long, path extension to stop, supply & install shelter& DDA tactile paves)	$8,001
Design & Project Management (10% of construction cost)	$800
Contingency (20%)	$1,600
Total Cost per Bus Stop	$10,402
Quantity 1	$10,402

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PT02 Appendix 5 xxxiv.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_PT_4	Bus Stop Facilities - Local Network (south of Princes Highway) (Stage 1)
Description	Bus shelter & access paths (2 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Public Transport

Project Cost	$20,803
Project Timing	2008 - 2013
Strategic Justification	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
External Usage Discount	0%
Project Cost to MCA	$20,803
Apportionment of Costs	Apportioned to Cell 3. The item is likely to be used by residents of Cell 3 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			100.0%			
Capital Cost			$20,803			
Present Value Cost			$14,666			
Present Value Demand Units			31.7			
Levy Amount			$463.32			

List of Works Required	
Construction (hard stand of 2.5 m wide x 10 m long, path extension to stop, supply & install shelter& DDA tactile paves)	$8,001
Design & Project Management (10% of construction cost)	$800
Contingency (20%)	$1,600
Total Cost per Bus Stop	$10,402
Quantity 2	$20,803

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PT02, Appendix 5 xxxiv.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_PT_5	Bus Stop Facilities - Local Network (south of Princes Highway) (Stage 2)
Description	Bus shelter & access paths (2 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Public Transport

Project Cost	$20,803
Project Timing	2013 - 2018
Strategic Justification	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
External Usage Discount	0%
Project Cost to MCA	$20,803
Apportionment of Costs	Apportioned to Cell 4. The item is likely to be used by residents of Cell 4 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell				100.0%		
Capital Cost				$20,803		
Present Value Cost				$10,959		
Present Value Demand Units				154.3		
Levy Amount				$71.03		

List of Works Required	
Construction (hard stand of 2.5 m wide x 10 m long, path extension to stop, supply & install shelter& DDA tactile paves)	$8,001
Design & Project Management (10% of construction cost)	$800
Contingency (20%)	$1,600
Total Cost per Bus Stop	$10,402
Quantity 2	$20,803

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PT02 Appendix 5xxxiv.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_PT_6	Bus Stop Facilities - Local Network (south of railway line) (Stage 2)
Description	Bus shelter & access paths (3 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Public Transport

Project Cost	$31,205
Project Timing	2013 - 2018
Strategic Justification	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
External Usage Discount	0%
Project Cost to MCA	$31,205
Apportionment of Costs	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					100.0%	
Capital Cost					$31,205	
Present Value Cost					$16,438	
Present Value Demand Units					65.0	
Levy Amount					$253.06	

List of Works Required	
Construction (hard stand of 2.5 m wide x 10 m long, path extension to stop, supply & install shelter& DDA tactile paves)	$8,001
Design & Project Management (10% of construction cost)	$800
Contingency (20%)	$1,600
Total Cost per Bus Stop	$10,402
Quantity 3	$31,205

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PT02 Appendix 5xxxiv.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_PT_7	Bus Stop Facilities - Local Network (south of railway line) (Stage 1)
Description	Bus shelter & access paths (4 in total)

Infrastructure Type	Infrastructure Category
Development Infrastructure	Public Transport

Project Cost	$41,607
Project Timing	2008 - 2013
Strategic Justification	This project provides public transport facilities at an early stage in the development of the Cardinia Road precinct to provide greater opportunity for the use of public transport as an alternative to car use.
External Usage Discount	0%
Project Cost to MCA	$41,607
Apportionment of Costs	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only and provides a landscaped boulevard that will enhance the amenity of Cell 6.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						100.0%
Capital Cost						$41,607
Present Value Cost						$29,331
Present Value Demand Units						74.9
Levy Amount						$391.47

List of Works Required	
Construction (hard stand of 2.5 m wide x 10 m long, path extension to stop, supply & install shelter& DDA tactile paves)	$8,001
Design & Project Management (10% of construction cost)	$800
Contingency (20%)	$1,600
Total Cost per Bus Stop	$10,402
Quantity 4	$41,607

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PT02 Appendix 5xxxiv.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_RO_1	Road Construction - Cardinia Road Duplication (from Princes Highway to Shearwater Drive)					
Description	Primary Arterial Road with no direct property access. From Shearwater Drive to Henry Road extension.					
	Infrastructure Type			Infrastructure Category		
	Development Infrastructure			Roads		
Project Cost	$1,956,813					
Project Timing	2008 - 2013					
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.					
External Usage Discount	39%					
Project Cost to MCA	$1,203,440					
Apportionment of Costs	Cost apportionment based upon CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008 (point 'N')					
MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	33.6%	10.6%	3.1%		2.1%	12.1%
Capital Cost	$657,489	$207,422	$60,661		$41,093	$236,774
Present Value Cost	$463,504	$146,224	$42,764		$28,969	$166,917
Present Value Demand Units	115.5	69.4	41.2		65.9	93.2
Levy Amount	$4,013.34	$2,105.78	$1,036.87		$439.72	$1,791.17

List of Works Required	
Design & Project Management (10% of construction cost)	$150,524
Demolition & Earthworks	$178,976
Drainage	$144,234
Kerb & channel	$105,280
Asphalt Road Pavement	$649,051
Footpath construction	$131,600
Landscaping	$169,764
Linemarking & signage	$10,528
Service alterations	$52,640
Street lighting	$63,168
Contingency (20%)	$301,048

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PAR01, Appendix 5i.
Related Projects	DI_LA1, DI_RO16, DI_RO18

The Project Cost is expressed in December 2007 dollars.

DI_RO_2a	Road Construction - Cardinia Road Duplication (from Shearwater Drive to Henry Road extension)
Description	Primary Arterial Road (Divided) 33 m reservation, 7.5 m road pavement, 6.0 m centre median and 2.5 m shared path on both sides of the road with no direct property access. From Shearwater Drive to Henry Road extension.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$2,596,242
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	51%
Project Cost to MCA	$1,282,543
Apportionment of Costs	Cost apportionment based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008. (point 'O')

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	19.7%	7.1%	10.2%		1.6%	10.8%
Capital Cost	$511,460	$184,333	$264,817		$41,540	$280,394
Present Value Cost	$360,559	$129,948	$186,685		$29,284	$197,667
Present Value Demand Units	115.5	69.4	41.2		65.9	93.2
Levy Amount	$3,121.97	$1,871.38	$4,526.46		$444.50	$2,121.15

List of Works Required

Design & Project Management (10% of construction cost)	$199,711
Demolition & Earthworks	$58,957
Drainage	$199,611
Kerb & channel	$147,392
Asphalt Road Pavement	$971,313
Footpath construction	$184,240
Landscaping	$241,881
Linemarking & signage	$14,739
Service alterations	$105,280
Street lighting	$73,696
Contingency (20%)	$399,422

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PAR02, Appendix 5ii.
Related Projects	DI_LA2, DI_RO18, DI_RO19, DI_RO2a

The Project Cost is expressed in December 2007 dollars.

DI_RO_2b	Grade Separated Crossing (railway line)
Description	A bridge for 3 railway tracks and includes the total excavation to allow the road to be constructed under the rail bridge and the adjacent pedestrian bridge (DI_RO2c) and road bridge (DI_RO2d).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$7,306,221
Project Timing	2013 - 2018
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	51%
Project Cost to MCA	$3,609,273
Apportionment of Costs	Cost apportionment based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, April 2008. (point 'O')

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	19.7%	7.1%	10.2%		1.6%	10.8%
Capital Cost	$1,439,326	$518,742	$745,235		$116,900	$789,072
Present Value Cost	$758,219	$273,267	$392,580		$61,581	$415,673
Present Value Demand Units	115.5	69.4	41.2		65.9	93.2
Levy Amount	$6,565.18	$3,935.32	$9,518.68		$934.75	$4,460.57

List of Works Required

Design & Project Management (15% of construction cost)	$782,809
Rail bridge for the 3 tracks	$4,211,200
Excavation based on 3:1 batters	$744,330
Drainage (allowance for pump system)	$263,200
Contingency (25%)	$1,304,682

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PAR02, Appendix 5iii.
Related Projects	DI_LA2, DI_RO18, DI_RO19

The Project Cost is expressed in December 2007 dollars.

DI_RO_2c	Pedestrian Bridge adjacent to rail bridge.
Description	A pedestrian bridges that is adjacent to the bridge for the 3 railway tracks.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$235,827
Project Timing	2013 - 2018
Strategic Justification	The project provides the new community with a safe and efficient pedestrian network to and from the Neighbourhood Activity Centre and Train Station.
External Usage Discount	0%
Project Cost to MCA	$235,827
Apportionment of Costs	The requirement for this item is shared equally by the residents of Cells 3, 4 & 6.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			33.3%	33.3%		33.3%
Capital Cost			$78,601	$78,625		$78,601
Present Value Cost			$41,406	$41,419		$41,406
Present Value Demand Units			41.2	180.4		93.2
Levy Amount			$1,003.95	$229.53		$444.33

List of Works Required	
Design & Project Management (15% of construction cost)	$25,267
Pedestrian bridge	$168,448
Contingency (25%)	$42,112

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PAR02, Appendix 5iv.
Related Projects	DI_LA2, DI_RO18, DI_RO19

The Project Cost is expressed in December 2007 dollars.

DI_RO_2d	Road Bridge adjacent to rail bridge.
Description	A road bridge runs parallel to the railway bridge (Harold Street).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$3,684,800
Project Timing	2013 - 2018
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$3,684,800
Apportionment of Costs	The requirement for this item is shared equally by the residents of Cells 5 & 6.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					50.0%	50.0%
Capital Cost					$1,842,400	$1,842,400
Present Value Cost					$970,553	$970,553
Present Value Demand Units					65.9	93.2
Levy Amount					$14,732.14	$10,414.96

List of Works Required

Design & Project Management (15% of construction cost)	$394,800
Bridge for road connection	$2,632,000
Contingency (25%)	$658,000

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PAR02 Appendix 5iv.
Related Projects	DI_LA2, DI_RO18, DI_RO19

The Project Cost is expressed in December 2007 dollars.

DI_RO_3	Road Construction - Cardinia Road Duplication (6 lane divided carriageway) (from Henry Road extension to Pakenham Bypass)
Description	Primary Arterial Road with no direct property access. From Henry Road extension to Pakenham Bypass.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$736,363
Project Timing	2013 - 2018
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	41%
Project Cost to MCA	$433,718
Apportionment of Costs	Cost apportionment based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007 (point 'P')

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	11.4%	3.7%	5.0%		14.4%	24.4%
Capital Cost	$83,945	$27,245	$36,818		$106,036	$179,672
Present Value Cost	$44,221	$14,353	$19,395		$55,859	$94,649
Present Value Demand Units	115.5	69.4	41.2		65.9	93.2
Levy Amount	$382.90	$206.69	$470.27		$847.88	$1,015.68

List of Works Required	
Design & Project Management (10% of construction cost)	$56,643
Demolition & Earthworks	$75,907
Drainage	$49,692
Kerb & channel	$31,584
Asphalt Road Pavement	$308,576
Footpath construction	$39,480
Landscaping	$43,033
Linemarking & signage	$2,369
Street lighting	$15,792
Contingency (20%)	$113,287

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PAR03, Appendix 5v.
Related Projects	DI_LA3, DI_RO17, DI_RO19a

The Project Cost is expressed in December 2007 dollars.

DI_RO_4	Street Lighting - south side Princes Highway from Lakeside Blvd to Gum Scrub Creek
Description	Street Lighting along Princes Highway as per Vic Roads Standards.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$574,860
Project Timing	2008 - 2013
Strategic Justification	The project provides for a safe environment for the new community.
External Usage Discount	0%
Project Cost to MCA	$574,860
Apportionment of Costs	Apportioned to the area between Lakeside Blvd to Gum Scrub Creek in accordance with the length of the street lighting in each cell. The item is likely to be used by the residents within Cells 3 and 4.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			50.0%	50.0%		
Capital Cost			$287,430	$287,430		
Present Value Cost			$202,627	$202,627		
Present Value Demand Units			41.2	180.4		
Levy Amount			$4,912.98	$1,122.91		

List of Works Required	
Supply & install street lights (poles, brackets, conduits & wiring) $7370 per unit @ 70m intervals + additional poles (6 in total) at each intersection	$442,200
Design & Project Management (10% of construction cost)	$44,220
Contingency (20%)	$88,440

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. PAR04, Appendix 5vi.
Related Projects	DI_TR1, DI_TR2

The Project Cost is expressed in December 2007 dollars.

DI_RO_5	Street Lighting - north side Princes Highway from Lakeside Blvd extension to Gum Scrub Creek
Description	Street Lighting along Princes Highway as per Vic Roads Standards.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$574,829
Project Timing	2008 - 2013
Strategic Justification	The project provides for a safe environment for the new community.
External Usage Discount	0%
Project Cost to MCA	$574,829
Apportionment of Costs	Apportioned to the area between Lakeside Blvd extension to Gum Scrub Creek in accordance with the length of the street lighting in each cell. The item is likely to be used by the residents within Cells 1 and 2.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	80.0%	20.0%				
Capital Cost	$459,863	$114,966				
Present Value Cost	$324,185	$81,046				
Present Value Demand Units	115.5	69.4				
Levy Amount	$2,807.02	$1,167.15				

List of Works Required	
Supply & install street lights (poles, brackets, conduits & wiring) $7000 per unit @ 70m intervals + additional poles (6 in total) at each intersection	$442,176
Design & Project Management (10% of construction cost)	$44,218
Contingency (20%)	$88,435

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item PAR04, Appendix 5vi.
Related Projects	DI_TR3, DI_TR4

The Project Cost is expressed in December 2007 dollars.

DI_RO_6a	Road Construction - Henry Road extension (east of Cardinia Road) (Stage 1)
Description	Henry Road constructed as a Local Arterial Road (Divided) 33 m reservation, 7.5 m road pavement, 6.0 m centre median and 2.5 m shared path on both sides of the road. From Cardinia Road to the roundabout between the State Primary and Post Primary School the length is 870 m. The DCP is to only fund the difference of the cost of construction between a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$1,088,370
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$1,088,370
Apportionment of Costs	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only and provides a landscaped boulevard that will enhance the amenity of Cell 6.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						100.0%
Capital Cost						$1,088,370
Present Value Cost						$767,258
Present Value Demand Units						93.2
Levy Amount						$8,233.41

List of Works Required	
Cost of Henry Road from Cardinia Road to Toomuc Creek as a Divided Local Arterial Road @ $3480 per m	$3,027,600
Cost of Henry Road from Cardinia Road to Toomuc Creek as an Undivided Local Arterial Road @ $2229 per m	$1,939,230
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	
Total Cost to be funded by DCP (difference between a Divided and Undivided LAR)	$1,088,370

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR01, Appendix 5vii & 5viii.
Related Projects	DI_LA4a, DI_RO20, DI_RO19a, DI_RO19b

The Project Cost is expressed in December 2007 dollars.

DI_RO_6b	Road Construction - Henry Road extension (east of Cardinia Road) (Stage 2)
Description	Henry Road constructed as a Local Arterial Road (Divided) 33 m reservation, 7.5 m road pavement, 6.0 m centre median and 2.5 m shared path on both sides of the road. From the roundabout between the State Primary and Post Primary School to the roundabout where the road changes to a LAR Undivided the length is 1105 m in length. The DCP is to only fund the difference of the cost of construction between a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$1,382,355
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$1,382,355
Apportionment of Costs	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						100.0%
Capital Cost						$1,382,355
Present Value Cost						$974,506
Present Value Demand Units						93.2
Levy Amount						$10,457.38

List of Works Required	
Cost of Henry Road from Cardinia Road to Toomuc Creek as a Divided Local Arterial Road @ $3480 per m	$3,845,400
Cost of Henry Road from Cardinia Road to Toomuc Creek as an Undivided Local Arterial Road @ $2229 per m	$2,463,045
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	
Total Cost to be funded by DCP (difference between a Divided and Undivided LAR)	$1,382,355

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR01, Appendix 5vii & 5viii.
Related Projects	DI_LA4b, DI_RO20, DI_RO7

The Project Cost is expressed in December 2007 dollars.

DI_RO_7	Road Bridge Construction - Henry Road over Toomuc Creek
Description	Road Bridge constructed over the Toomuc Creek on Henry Road.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$1,695,890
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	50%
Project Cost to MCA	$847,945
Apportionment of Costs	This item is likely to be used equally by both the residents of Cell 6 and the community directly to the east of the cell 6 boundary

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						50.0%
Capital Cost						$847,945
Present Value Cost						$597,768
Present Value Demand Units						93.2
Levy Amount						$6,414.62

List of Works Required

Design & Project Management (15% of construction cost)	$173,238
Bridge construction (1 x span of 10m, a width of 17m and height of 3m)	$1,116,000
Pedestrian underpass	$33,690
Creek & landscaping works	$68,432
Contingency (25%)	$304,530

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR02, Appendix 5viii.
Related Projects	DI_RO6b

The Project Cost is expressed in December 2007 dollars.

DI_RO_8a	Road Construction - Henry Road extension (west of Cardinia Road) (Stage 1)
Description	Henry Road constructed as a Local Arterial Road (Divided) 33 m reservation, 7.5 m road pavement, 6.0 m centre median and 2.5 m shared path on both sides of the road. From Gum Scrub Creek to Cardinia Road. The road length is 1200 m. The DCP is to only fund the difference of the cost of construction between a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.
	Infrastructure Type: Development Infrastructure / Infrastructure Category: Roads
Project Cost	$1,560,000
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$1,560,000
Apportionment of Costs	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					100.0%	
Capital Cost					$1,560,000	
Present Value Cost					$1,099,738	
Present Value Demand Units					65.9	
Levy Amount					$16,693.06	

List of Works Required	
Cost of Henry Road from Cardinia Road to Gum Scrub Creek as a Divided Local Arterial Road @ $3553 per m	$4,263,600
Cost of Henry Road from Cardinia Road to Gum Scrub Creek as an Undivided Local Arterial Road @ $2253 per m	$2,703,600
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	
Total Cost to be funded by DCP (difference between a Divided and Undivided LAR)	$1,560,000

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR03 Appendix 5x & 5xi.
Related Projects	DI_LA5a, DI_RO21a, DI_RO19a

The Project Cost is expressed in December 2007 dollars.

DI_RO_8b	Road Construction - Henry Road extension (west of Cardinia Road) (Stage 2)
Description	Henry Road constructed as a Local Arterial Road (Divided) 33 m reservation, 7.5 m road pavement, 6.0 m centre median and 2.5 m shared path on both sides of the road. From Gum Scrub Creek to Cardinia Road. The road length is 700 m. The DCP is to only fund the difference of the cost of construction between a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$910,000
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$910,000
Apportionment of Costs	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					100.0%	
Capital Cost					$910,000	
Present Value Cost					$641,514	
Present Value Demand Units					65.9	
Levy Amount					$9,737.62	

List of Works Required	
Cost of Henry Road from Cardinia Road to Gum Scrub Creek as a Divided Local Arterial Road @ $3553 per m	$2,487,100
Cost of Henry Road from Cardinia Road to Gum Scrub Creek as an Undivided Local Arterial Road @ $2253 per m	$1,577,100
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	
Total Cost to be funded by DCP (difference between a Divided and Undivided LAR)	$910,000

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR03, Appendix 5x & 5xi.
Related Projects	DI_LA5b, DI_RO9b, DI_RO21b

The Project Cost is expressed in December 2007 dollars.

DI_RO_9a	Road Bridge Construction - over Gum Scrub Creek (Officer Town Centre Link Road)
Description	Road Bridge constructed over the Gum Scrub Creek to a Local Arterial Road (Undivided) standard, north of railway line.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$913,830
Project Timing	2018 - 2023
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	50%
Project Cost to MCA	$456,915
Apportionment of Costs	This item is likely to be used equally by both the residents of Cell 3 and the community directly to the west of the cell 3 boundary

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			50.0%			
Capital Cost			$456,915			
Present Value Cost			$179,863			
Present Value Demand Units			41.2			
Levy Amount			$4,361.04			

List of Works Required

Design & Project Management (15% of construction cost)	$97,910
Bridge construction (1 x span of 10m, a width of 15m and height of 3m)	$631,680
Creek & landscaping works	$21,056
Contingency (25%)	$163,184

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item CR1, Appendix 5xxiii.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_RO_9b	Road Bridge Construction - Henry Road over Gum Scrub Creek (Officer Town Centre Link Road)
Description	Road Bridge constructed over the Gum Scrub Creek on Henry Road to a Local Arterial Road (Undivided) standard.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$1,245,462
Project Timing	2013 - 2018
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	50%
Project Cost to MCA	$622,731
Apportionment of Costs	This item is likely to be used equally by both the residents of Cell 5 and the community directly to the west of the cell 5 boundary

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					50.0%	
Capital Cost					$622,731	
Present Value Cost					$328,047	
Present Value Demand Units					65.9	
Levy Amount					$4,979.46	

List of Works Required

Design & Project Management (15% of construction cost)	$133,442
Bridge construction (2 x span of 10m, a width of 10.5m and height of 3m)	$863,296
Creek & landscaping works	$26,320
Contingency (25%)	$222,404

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR04, Appendix 5xii.
Related Projects	DI_RO8b, DI_LA5b

The Project Cost is expressed in December 2007 dollars.

DI_RO_10	Road Construction - northern East West Road (west of Cardinia Road extension) includes culvert across Gum Scrub & Quirks
Description	Northern East West Road constructed as a Local Arterial Road (Divided) 33 m reservation, 7.5 m McMullen Road to Cardinia Road extension, includes bridge across Gum Scrub & Quirks Creek. From Gum Scrub Creek to the western boundary of Lot 6, LP213299 (Peck Road) the length is 1420 m. The DCP is to only fund the difference of the cost of construction between a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$2,433,592
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$2,433,592
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$2,433,592					
Present Value Cost	$1,715,586					
Present Value Demand Units	115.5					
Levy Amount	$14,854.73					

List of Works Required

Cost of northern East West Road as a Divided Local Arterial Road @ $3693 per m (incl 10% construction cost for Design & Project Management & 20% contingency)	$5,244,060
Culverts across creeks as a Divided Local Arterial Road (Gum Scrub Creek x 2) (incl 15% construction cost for Design & Project Management & 25% contingency)	$1,473,920
Cost of northern East West Road as an Undivided Local Arterial Road @ $2083 per m (incl 10% construction cost for Design & Project Management & 20%	$2,957,860
Culverts across creeks as an Undivided Local Arterial Road (Gum Scrub Creek x 2) (incl 15% construction cost for Design & Project Management & 25% contingency)	$1,326,528
Total Cost to be funded by DCP (difference between a Divided and Undivided LAR)	$2,433,592

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR05, Appendix 5xiii, 5xiv & 5xv.
Related Projects	DI_LA6, DI_RO22b, DI_RO24

The Project Cost is expressed in December 2007 dollars.

DI_RO_11	Road Construction - northern East West Road (east of Cardinia Road extension)
Description	Northern East West Road constructed as a Local Arterial Road (Divided) 33 m reservation, 7.5 m road pavement, 6.0 m centre median and 2.5 m shared path on both sides of the road. From the western boundary of Lot 6, LP213299 (Peck Road) to Thewlis Road the length is 975 m. The DCP is to only fund the difference of the cost of construction between a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$1,569,750
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$1,569,750
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$1,569,750					
Present Value Cost	$1,106,612					
Present Value Demand Units	115.5					
Levy Amount	$9,581.81					

List of Works Required

Cost of northern East West Road as a Divided Local Arterial Road @ $3693 per m	$3,600,675
Cost of northern East West Road as an Undivided Local Arterial Road @ $2083 per m	$2,030,925
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	
Total Cost to be funded by DCP (difference between a Divided and Undivided LAR)	$1,569,750

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR05, Appendix 5xiii & 5xiv.
Related Projects	DI_LA7, DI_RO22a, DI_RO22b

The Project Cost is expressed in December 2007 dollars.

DI_RO_12	Road Construction - Cardinia Road extension (northern link)
Description	Cardinia Road extension constructed as a Local Arterial Road (Divided) 33 m reservation, 7.5 m road pavement, 6.0 m centre median and 2.5 m shared path on both sides of the road, includes pavement for roundabout. From Princes Highway to the northern East West Road the length is 250 m. The DCP is to only fund the difference of the cost of construction between a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$153,750
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$153,750
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$153,750					
Present Value Cost	$108,388					
Present Value Demand Units	115.5					
Levy Amount	$938.50					

List of Works Required	
Cost of Cardinia Road extension as a Divided Local Arterial Road (including paving for roundabout island) @ $3901 per m	$975,250
Cost of Cardinia Road extension as an Undivided Local Arterial Road (including paving for roundabout island) @ $3286 per m	$821,500
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	
Total Cost to be funded by DCP (difference between a Divided and Undivided LAR)	$153,750

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR07, Appendix 5xvi & 5xvii.
Related Projects	DI_LA8, DI_RO16

The Project Cost is expressed in December 2007 dollars.

DI_RO_13	Road Construction - Upgrade of Thewlis Road
Description	Upgrade of Thewlis Road constructed as a Local Arterial Road (Divided) 33 m reservation, 7.5 m road pavement, 6.0 m centre median and 2.5 m shared path on both sides of the road. From Princes Highway to the Northern East West Road. The road length is 400 m. The DCP is to only fund the difference of the cost of construction between a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$306,028
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$306,028
Apportionment of Costs	Apportioned to the region north of the Princes Highway (Cells 1&2) in accordance with the projected dwelling yield of each cell. The item is likely to be used by the residents of this region.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	70.3%	29.7%				
Capital Cost	$215,240	$90,788				
Present Value Cost	$151,735	$64,002				
Present Value Demand Units	115.5	69.4				
Levy Amount	$1,313.83	$921.70				

List of Works Required

Cost of Thewlis Road as a Divided Local Arterial Road	$1,462,255
Cost of Thewlis Road as an Undivided Local Arterial Road	$1,156,227
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	
Total Cost to be funded by DCP (difference between a Divided and Undivided LAR)	$306,028

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR08, Appendix 5xvi & 5xvii.
Related Projects	DI_LA9, DI_RO22a, DI_RO17

The Project Cost is expressed in December 2007 dollars.

DI_RO_14a	Road Construction - Lakeside Drive extension (northern link) (Stage 1)
Description	Lakeside Drive extension constructed as a Local Arterial Road (Divided) 33 m reservation, 7.5 m road pavement, 6.0 m centre median and 2.5 m shared path on both sides of the road. Based on requirements outlined in a S173 Agreement (2005), the DCP will fund the full construction cost for the length of road from Princes Highway for a length of 151m.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$512,796
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$512,796
Apportionment of Costs	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell		100.0%				
Capital Cost		$512,796				
Present Value Cost		$483,770				
Present Value Demand Units		69.4				
Levy Amount		$6,966.79				

List of Works Required

Cost of Lakeside Drive extension as a Divided Local Arterial Road @ $3396 per m	$512,796
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	
Total Cost to be funded by DCP	$512,796

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR09, Appendix 5xx & 5xxi.
Related Projects	DI_LA10a

The Project Cost is expressed in December 2007 dollars.

DI_RO_14b	Road Construction - Lakeside Drive extension (northern link) (Stage 2)
Description	Lakeside Drive extension constructed as a Local Arterial Road (Divided) 33 m reservation, 7.5 m road pavement, 6.0 m centre median and 2.5 m shared path on both sides of the road. From Stage 1 to the northern East West Road the road length is 299 m. The DCP is to only fund the difference of the cost of construction between a Local Arterial Road (Undivided) standard to a Local Arterial Road (Divided) standard.
	Infrastructure Type: Development Infrastructure; Infrastructure Category: Roads
Project Cost	$191,360
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures traffic growth is directed to the arterial road network.
External Usage Discount	0%
Project Cost to MCA	$191,360
Apportionment of Costs	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell		100.0%				
Capital Cost		$191,360				
Present Value Cost		$134,901				
Present Value Demand Units		69.4				
Levy Amount		$1,942.72				

List of Works Required

Cost of Lakeside Drive extension as a Divided Local Arterial Road @ $3396 per m	$1,015,404
Cost of Lakeside Drive extension as an Undivided Local Arterial Road @ $2756 per m	$824,044
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	
Total Cost to be funded by DCP (difference between a Divided and Undivided LAR)	$191,360

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item LAR09, Appendix 5xx & 5xxi.
Related Projects	DI_LA10b, DI_RO23

The Project Cost is expressed in December 2007 dollars.

DI_RO_15	Signalised Intersection - Princes Highway and North South Collector Road
Description	Princes Highway and North South Collector Road intersection located east of Gum Scrub Creek. Upgrade of Collector Road not funded by DCP.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$742,145
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
External Usage Discount	0%
Project Cost to MCA	$742,145
Apportionment of Costs	Apportioned evenly to Cells 1&3 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	77.2%		22.8%			
Capital Cost	$573,027		$169,118			
Present Value Cost	$403,961		$119,222			
Present Value Demand Units	115.5		41.2			
Levy Amount	$3,497.78		$2,890.70			

List of Works Required

Design & Project Management (10% of construction works)	$57,088
Traffic signal installation	$263,200
Roadworks	$297,153
Signs & linemarking	$10,528
Contingency (20%)	$114,176

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW01, Appendix 5 xxiv.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

DI_RO_16	Signalised Intersection - Princes Highway and Cardinia Road
Description	Princes Highway and Cardinia Road intersection.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$790,732
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
External Usage Discount	66%
Project Cost to MCA	$269,640
Apportionment of Costs	Cost apportionment based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007 (point 'IW02')

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	16.8%	10.1%	3.6%		0.7%	2.9%
Capital Cost	$132,843	$79,864	$28,466		$5,535	$22,931
Present Value Cost	$93,649	$56,301	$20,068		$3,902	$16,166
Present Value Demand Units	115.5	69.4	41.2		65.9	93.2
Levy Amount	$810.88	$810.79	$486.57		$59.23	$173.47

List of Works Required	
Design & Project Management (10% of construction works)	$60,826
Traffic signal installation	$263,200
Roadworks	$334,527
Signs & linemarking	$10,528
Contingency (20%)	$121,651

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW02, Appendix 5xxv.
Related Projects	DO_RO1, DI_RO12, DI_LA1, DI_LA8

The Project Cost is expressed in December 2007 dollars.

DI_RO_17	Signalised Intersection - Princes Highway and Thewlis Road
Description	Princes Highway and Thewlis Road intersection.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$687,228
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
External Usage Discount	0%
Project Cost to MCA	$687,228
Apportionment of Costs	Apportioned evenly to Cells 1&2 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	70.3%	29.7%				
Capital Cost	$483,351	$203,878				
Present Value Cost	$340,743	$143,726				
Present Value Demand Units	115.5	69.4				
Levy Amount	$2,950.39	$2,069.80				

List of Works Required

Design & Project Management (10% of construction works)	$52,864
Traffic signal installation	$263,200
Roadworks	$257,015
Signs & linemarking	$8,422
Contingency (20%)	$105,727

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW03, Appendix 5 xxvi.
Related Projects	DI_RO13, DI_LA9

The Project Cost is expressed in December 2007 dollars.

DI_RO_18	Signalised Intersection - Cardinia Road and Shearwater Drive
Description	Cardinia Road and Shearwater Drive intersection. Upgrade of Collector Roads not funded by DCP.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$444,295
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
External Usage Discount	0%
Project Cost to MCA	$444,295
Apportionment of Costs	Apportioned to the region between the Princes Hwy and Railway Line (Cells 3&4) in accordance with the projected dwelling yield of each cell. The item is likely to be used by the residents of this region.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell			22.1%	77.9%		
Capital Cost			$98,365	$345,930		
Present Value Cost			$69,344	$243,867		
Present Value Demand Units			41.2	180.4		
Levy Amount			$1,681.34	$1,351.45		

List of Works Required

Design & Project Management (10% of construction works)	$34,177
Traffic signal installation	$210,560
Roadworks	$122,783
Signs & linemarking	$8,422
Contingency (20%)	$68,353

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW04, Appendix 5 xxvii.
Related Projects	DI_RO1, DO_RO2, DI_LA1, DI_LA2

The Project Cost is expressed in December 2007 dollars.

DI_RO_19a	Signalised Intersection - Cardinia Road and Henry Road
Description	Cardinia Road and Henry Road intersection.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$561,998
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
External Usage Discount	0%
Project Cost to MCA	$561,998
Apportionment of Costs	Apportioned evenly to Cells 1&2 in accordance with the projected dwelling yield of each cell. The item is likely to be used equally by residents of both cells.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					45.2%	54.8%
Capital Cost					$253,911	$308,087
Present Value Cost					$178,997	$217,189
Present Value Demand Units					65.9	93.2
Levy Amount					$2,717.02	$2,330.65

List of Works Required

Design & Project Management (10% of construction works)	$43,231
Traffic signal installation	$263,200
Roadworks	$163,842
Signs & linemarking	$5,264
Contingency (20%)	$86,461

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW05, Appendix 5 xxviii.
Related Projects	DI_RO2, DI_RO3, DO_RO8a, DI_RO6a, DI_LA2, DI_LA3, DI_LA4a, DI_LA5a

The Project Cost is expressed in December 2007 dollars.

DI_RO_19b	Signalised Intersection - Cardinia Road Activity Centre and Henry Road
Description	Cardinia Road Activity Centre and Henry Road intersection.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$246,355
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
External Usage Discount	0%
Project Cost to MCA	$246,355
Apportionment of Costs	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						100.0%
Capital Cost						$246,355
Present Value Cost						$173,671
Present Value Demand Units						93.2
Levy Amount						$1,863.65

List of Works Required

Design & Project Management (10% of construction cost)	$18,950
Traffic Signal Installation (T intersection)	$157,920
Road allowance	$10,528
Street lighting	$15,792
Signs & linemarking	$5,264
Contingency (nominal 20%)	$37,901

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW06a, Appendix 5 xxx.
Related Projects	DI_RO6a, DI_LA4a

The Project Cost is expressed in December 2007 dollars.

DI_RO_20	Roundabouts - Henry Road (east of Cardinia Road)
Description	Henry Road (east of Cardinia Road) and collector/local streets (3 in total).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$1,123,962
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide the necessary roadworks for the safe and efficient access to and within the structure plan area.
External Usage Discount	0%
Project Cost to MCA	$1,123,962
Apportionment of Costs	Apportioned to Cell 6. The item is likely to be used by residents of Cell 6 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell						100.0%
Capital Cost						$1,123,962
Present Value Cost						$792,349
Present Value Demand Units						93.2
Levy Amount						$8,502.66

List of Works Required	
Cost of roundabout along Henry Road extension (LAR divided/undivided) @ $348080 x 1	$348,080
Cost of roundabout along Henry Road extension (LAR divided) @ $387941 x 2	$775,882
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW06a Appendix 5 xxix & IW06b&c Appendix 5 xxxi.
Related Projects	DI_RO6b, DI_LA4b

The Project Cost is expressed in December 2007 dollars.

DI_RO_21a	Roundabouts - Henry Road (west of Cardinia Road) (Stage 1)
Description	Henry Road (west of Cardinia Road) and collector/local streets (1 in total).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$387,941
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide the necessary roadworks for the safe and efficient access to the development area.
External Usage Discount	0%
Project Cost to MCA	$387,941
Apportionment of Costs	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					100.0%	
Capital Cost					$387,941	
Present Value Cost					$273,483	
Present Value Demand Units					65.9	
Levy Amount					$4,151.23	

List of Works Required	
Cost of roundabout along Henry Road extension (LAR divided) @ $387941 x 1	$387,941
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW06e, Appendix 5 xxxi.
Related Projects	DI_RO8a, DI_LA5a

The Project Cost is expressed in December 2007 dollars.

DI_RO_21b	Roundabouts - Henry Road (west of Cardinia Road) (Stage 2)
Description	Henry Road (west of Cardinia Road) and collector/local streets (1 in total).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$387,941
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide the necessary roadworks for the safe and efficient access to the development area.
External Usage Discount	0%
Project Cost to MCA	$387,941
Apportionment of Costs	Apportioned to Cell 5. The item is likely to be used by residents of Cell 5 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					100.0%	
Capital Cost					$387,941	
Present Value Cost					$273,483	
Present Value Demand Units					65.9	
Levy Amount					$4,151.23	

List of Works Required	
Cost of roundabout along Henry Road extension (LAR divided) @ $387941 x 1	$387,941
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW06f, Appendix 5 xxxi.
Related Projects	DI_RO8b, DI_LA5b

The Project Cost is expressed in December 2007 dollars.

DI_RO_22a	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 1)
Description	Northern East West Road (at Thewlis Road and west of Thewlis Road) and collector/local streets (2 in total).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$764,932
Project Timing	2008 - 2013
Strategic Justification	This project is required to provide the necessary roadworks for the safe and efficient access to the development area.
External Usage Discount	0%
Project Cost to MCA	$764,932
Apportionment of Costs	Apportioned to the region north of the Princes Highway (Cells 1&2) in accordance with the projected dwelling yield of each cell. The item is likely to be used by the residents of this region.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	70.3%	29.7%				
Capital Cost	$538,002	$226,930				
Present Value Cost	$379,270	$159,977				
Present Value Demand Units	115.5	69.4				
Levy Amount	$3,283.98	$2,303.83				

List of Works Required

Cost of roundabout along East West Road (LAR divided) @ $382466 x 2	$764,932
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW07b & c, Appendix 5 xxxiii.
Related Projects	DI_RO11, DI_RO13, DI_LA7, DI_LA9

The Project Cost is expressed in December 2007 dollars.

DI_RO_22b	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 2)
Description	Northern East West Road (at Cardinia Road extension) and collector/local streets (1 in total).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$382,466					
Project Timing	2013 - 2018					
Strategic Justification	This project is required to provide the necessary roadworks for the safe and efficient access to the development area.					
External Usage Discount	0%					
Project Cost to MCA	$382,466					
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.					
MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$382,466					
Present Value Cost	$201,478					
Present Value Demand Units	115.5					
Levy Amount	$1,744.54					

List of Works Required	
Cost of roundabout along East West Road (LAR divided) @ $382466 x 1	$382,466
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW07d Appendix 5 xxxiii.
Related Projects	DI_RO11, DI_LA7

The Project Cost is expressed in December 2007 dollars.

DI_RO_23	Roundabouts - northern East West Road (east of Cardinia Road extension) (Stage 2)
Description	Northern East West Road (at Lakeside Drive extension) and collector/local streets (1 in total).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$377,608
Project Timing	2013 - 2018
Strategic Justification	This project is required to provide the necessary roadworks for the safe and efficient access to the development area.
External Usage Discount	0%
Project Cost to MCA	$377,608
Apportionment of Costs	Apportioned to Cell 2. The item is likely to be used by residents of Cell 2 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell		100.0%				
Capital Cost		$377,608				
Present Value Cost		$198,919				
Present Value Demand Units		69.4				
Levy Amount		$2,864.64				

List of Works Required	
Cost of roundabout (LAR divided with collector road) @ 377608 x 1	$377,608
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW07c, Appendix 5 xxxiii.
Related Projects	DI_RO14b, DI_LA10b

The Project Cost is expressed in December 2007 dollars.

DI_RO_24	Roundabout - northern East West Road (west of Cardinia Road extension)
Description	Northern East West Road (west of Cardinia Road extension) and local streets (1 in total).

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$382,466
Project Timing	2018 - 2023
Strategic Justification	This project is required to provide the necessary signalised intersections for the safe and efficient access to and within the structure plan area.
External Usage Discount	0%
Project Cost to MCA	$382,466
Apportionment of Costs	Apportioned to Cell 1. The item is likely to be used by residents of Cell 1 only.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell	100.0%					
Capital Cost	$382,466					
Present Value Cost	$150,556					
Present Value Demand Units	115.5					
Levy Amount	$1,303.62					

List of Works Required

Cost of roundabout along East West Road (LAR divided) @ $382466 x 1	$382,466
- Costs Include (10% of Construction Cost for Design & Project Management & 20% contingency)	

Costing Justification	Based on CRPDCP Future Traffic Estimates & Road Infrastructure Requirements (Rev 7) report, John Piper Traffic Pty Ltd / Ashton Traffic Pty Ltd, August 2007. Item IW07e Appendix 5 xxxiii.
Related Projects	DI_RO10, DI_LA6

The Project Cost is expressed in December 2007 dollars.

DI_RO_25	Acoustic Consulting Services and Landscape Architectural Consultancy Services for Freeway Noise Mitigation
Description	Engage Marshall Day Acoustics to undertake acoustic consulting work in relation to consistent freeway noise mitigation, in particular noise barrier heights and other noise options in accordance with the draft scope dated 16 May 2008. Engage Land Design Partnership to establish a consistent design treatment for the Pakenham Bypass in accordance with the draft scope dated 9 May 2008. Marshall Day Acoustics and Land Design Partnership are to liaise with each other, Council and Vic Roads.

Infrastructure Type	Infrastructure Category
Development Infrastructure	Roads

Project Cost	$22,312
Project Timing	2008 - 2013
Strategic Justification	The work undertaken by the Consultants will ensure noise mitigation across the entire length of the Pakenham Bypass which is the southern boundary of the PSP.
External Usage Discount	0%
Project Cost to MCA	$22,312
Apportionment of Costs	Apportioned to Cells 5 & 6. These cells abut the Pakenham Bypass.

MCA Cells	Cell 1	Cell 2	Cell 3	Cell 4	Cell 5	Cell 6
Cost Apportioned to Cell					45.2%	54.8%
Capital Cost					$10,081	$12,232
Present Value Cost					$7,107	$8,623
Present Value Demand Units					65.9	93.2
Levy Amount					$107.87	$92.53

List of Works Required

Marshall Day Acoustics	$7,000
Land Design Partnership	$11,440
Project Management (10%)	$1,844
Contingency (10%)	$2,028

Costing Justification	Based uponquotes provided by Marshall Day Acoustics & Land Design Partnership.
Related Projects	N/A

The Project Cost is expressed in December 2007 dollars.

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