

Development Contributions Plan (No. 2) October 2006

Development Contribution Rates and Explanatory Material
(Amended September 2019)

MILDURA RURAL CITY COUNCIL

This report has been prepared on behalf of:



Mildura Rural City Council

This report has been prepared by:

SGS Economics and Planning Pty. Ltd.

ACN 007 437 729

5th Floor, 171 Latrobe Street,

Melbourne Victoria 3000

phone: 61 3 8616 0331

fax: 61 3 8616 0332

email: sgsvic@sgsep.com.au

web: www.sgsep.com.au

Table of Contents

1	Introduction	1
1.1	Background	1
1.2	DCP Purpose.....	1
1.3	Information Inputs and Justification.....	3
1.4	Report Structure	3
2	Infrastructure Funding Principles and Policy.....	4
2.1	Infrastructure Funding Principles.....	4
2.2	Infrastructure Funding Policy	5
3	Strategic Base for the DCP	6
3.1	General Planning	6
3.2	Road Projects	8
3.3	Bike Path Projects	9
3.4	Open Space Projects	9
3.5	Community & Education Facility Projects	10
3.6	Drainage Projects	10
4	Charging Areas and Development Scenario.....	12
4.1	Charging Areas	12
4.2	Development Stocktake and Projections	14
4.3	Development and Infrastructure Usage Nexus	14
4.4	Equivalence Ratios and Total Demand Units	15
5	Infrastructure Projects	17
5.1	Works Required.....	17
5.2	Distinction Between Development Infrastructure and Community Infrastructure.....	18
5.3	Project Timing and Delivery.....	19
6	Development Contribution Charging Rates	20
6.1	Method of Calculating Charges.....	20
6.2	Development Contribution Rates Per Demand Unit	20
6.3	Development Contribution Rates For Development Types	23
7	Procedural Matters	35
7.1	Liability for Development Contributions	35
7.2	Method of Payment.....	35
7.3	Funds Administration	36

Table of Contents

Appendix 1 – Development Conditions	37
Appendix 2 - Demand Equivalence Ratios	49
Appendix 3 – Infrastructure Project Details	50
Appendix 4 – Infrastructure Project Calculations.....	54

Tables

Table 1 - Development Stocktake and Projections Summary – DCP Area	14
Table 2 - Development-Infrastructure Usage Nexus	15
Table 3 - Definition of One Demand Unit.....	15
Table 4 - List of Infrastructure Projects.....	17
Table 5 - Development Contribution Rates for One Demand Unit.....	21
Table 6 – Development Contribution Rates for Residential Development	23
Table 7 - Development Contribution Rates for 100 sqm of Major Retail Development.....	25
Table 8 – Development Contribution Rates for 100 sqm of Local Shop Development.....	28
Table 9 – Development Contribution Rates for 100 sqm of Office Development.....	30
Table 10 – Development Contribution Rates for 100 sqm of Industrial Development.....	32

Figures

Figure 1 - DCP Area (Development Contributions Plan No.2 for Mildura Rural City Council)	2
Figure 2 - Charging Areas.....	13

1 Introduction

1.1 Background

Mildura South, Irymple and Nichols Point are active growth nodes within Mildura. These areas are expected to accommodate incremental development over a long time frame. This includes residential, industrial, major retail, local shop and office development types.

Urban development will demand and make use of many infrastructure items over time. This will include road, bike path, open space, community facility, education facility and drainage projects. The cost of providing the infrastructure will be significant.

Mildura Rural City Council has resolved that new development in the Development Contributions Plan (DCP) Area is required to meet 100% of its share of the capital cost of scheduled infrastructure, in accordance with State Government policy on development contributions. This DCP has been prepared on that basis.

1.2 DCP Purpose

This Development Contributions Plan has been prepared:

- To list infrastructure items Mildura Rural City Council expects to provide over time to service the DCP Area;
- To calculate development contribution charges for all development types based on anticipated share of usage; and
- To explain and justify all information inputs and the method of calculating charges

This Development Contributions Plan forms part of the Mildura Rural City Council Planning Scheme and must be read in conjunction with it.

1.3 Information Inputs and Justification

For this DCP, the following demarcation of responsibilities has been adopted:

- Infrastructure funding policy and procedural matters – Mildura Rural City Council;
- Strategic base for the DCP - Mildura Rural City Council;
- Development stocktake and projections – Mildura Rural City Council with support from SGS Economics & Planning;
- Infrastructure project information and justification – Mildura Rural City Council; and
- Methodology and calculations – SGS Economics & Planning.

1.4 Report Structure

This report comprises the following sections:

- Section 2 - Infrastructure Funding Principles and Policy;
- Section 3 – Strategic Base for the DCP;
- Section 4 – Charging Areas and Development Scenario;
- Section 5 - Infrastructure Projects;
- Section 6 - Development Contribution Charging Rates; and
- Section 7 - Procedural Matters.

Detailed information inputs and calculations are presented in the Appendices as follows:

- Appendix 1 – Development Conditions;
- Appendix 2 – Demand Equivalence Ratios;
- Appendix 3 – Infrastructure Project Details; and
- Appendix 4 – Infrastructure Project Calculations.

2 Infrastructure Funding Principles and Policy

2.1 Infrastructure Funding Principles

As development in the DCP Area progresses, each developer will be required to build on-site infrastructure to service the development site to specifications approved by Mildura Rural City Council. For these developments to fit properly as an extension of the Mildura community, certain off-site works will also need to be constructed. These infrastructure projects include a series of road, bike path, open space, community facility, education facilities and drainage projects that will be shared by a number of developments.

The purpose of this DCP is to ensure that the cost of providing new infrastructure is shared between the various developers of the DCP Area and the wider community on a fair and reasonable basis. Fairness requires that costs be apportioned according to share of usage of the required infrastructure.

The cost apportionment methodology adopted in this DCP relies on the nexus principle. A use or development is deemed to have a nexus with an infrastructure item if the occupants of, or visitors to, the site in question are likely to make use of the infrastructure in question.

Costs are apportioned according to projected share of infrastructure usage. Since development contributions are levied 'up-front', an accurate measure of infrastructure usage by individual sites / users (called demand units) is not possible. Hence costs must be shared in accordance with *projected* share of usage (i.e. using best estimates).

This DCP calculates what each demand unit should pay towards provision of an infrastructure item. As suggested above, this is the total cost of the infrastructure item divided by total demand units within its usage catchment. Where necessary, an allowance for other or external usage of the infrastructure (from outside the main catchment area) is factored into the calculation in order to ensure users are charged fairly.

The DCP in practice is used to charge new development for its share of infrastructure cost. On this basis existing development is not charged through this funding tool – but is used in the calculation of charges. The proportion of infrastructure costs attributable to past development must be funded by means other than development contributions.

2.2 Infrastructure Funding Policy

New development in the DCP Area is required to meet 100% of its share of the capital cost of warranted infrastructure – as measured by its projected share of usage of the infrastructure – through development contributions collected under this DCP.

The balance of the capital cost of the infrastructure projects not recovered under the DCP will be funded from alternative sources including general rates and Federal and State government funding.

Council reserves the right to collect the balance of the capital cost (or part thereof) of the infrastructure projects not recovered under the DCP (and funded by general rates) if this balance is due to development outside the current DCP Area, and where a future DCP is applied.

3 Strategic Base for the DCP

The strategic base for the DCP is provided by the Mildura Rural City Council planning framework and a range of strategies, policies, reports and internal Council documents that address planning and infrastructure development. A brief summary of the key reference documents follows. Refer to the documents for details.

3.1 General Planning

The reference documents are:

- Mildura Rural City Council Planning Scheme (3 March 2006) (incorporating Municipal Strategic Statement and Local Planning Policy Framework).
- Review of the Mildura & Irymple Residential Land Strategies (November 2003) (Maunsell Australia and O'Neil Pollock & Associates).
- Rural Residential Study Review – 2003 (O'Neil Pollock & Associates and Keaney Planning & Research).
- Mildura South Development Contributions Plan 3 March 2005.
- Irymple, Etiwanda, Riverside and Nichols Point Residential Development Plans - Draft June 2006 (David Lock & Associates & GHD Pty Ltd).
- Review of the Mildura Retail Strategy 2000 (Final Report June 2004) (Maunsell Australia & Douglas March & Associates).
- Mildura Industrial Land Use Strategy (Draft Final, July 2003) (Maunsell Australia).
- Site Salinity Management Plan Final Report for the Mildura Rural City Council (January 2004) (REM & Sunraysia Environmental).
- Mildura Planning Scheme Amendment No. C28, Panel Report, February 2005.
- Water Sensitive Urban Design Guidelines Draft Report (August 2005) (Parsons Brinckerhoff).
- Mildura Irymple Interface Study Final Report May 2006 (Hansen Partnership).
- Amendment C20 Mildura Airport – Adopted by Council in June 2006.
- Mildura Industrial Investigation – 2006 (O'Neil Pollock & Associates and Keaney Planning & Research) – Draft Report July 2006.

The DCP Area is based on the existing statutory framework and expanded to include the latest strategic framework as described below.

Existing Statutory Framework

Mildura South

The Mildura South area is predominantly zoned Residential 1, with some pockets of Rural and Public Use Zone. Other land use zones include Business 4, Business 1, Low Density Residential and Public, Park and Recreation. Deakin Avenue is zoned as a Road Zone Category 1. The majority of the Residential 1 Zone area is subject to a Development Plan Overlay, Salinity Management Overlay and a Development Contributions Plan Overlay.

The Mildura South Development Contributions Plan 3 March 2005 was incorporated into the Mildura Planning Scheme as part of Amendment C28 and a Development Plan has been prepared for the areas from Riverside to Deakin Avenue between 15th and 16th Street.

Development Plans have been prepared for the low density residential land on Riverside Avenue and the Residential 1 zoned land on Etiwanda Avenue. These areas are currently covered by the existing Mildura South Development Contributions Plan. The Development Plan process has however identified additional projects that are required in these particular areas and these projects are included within a schedule to this DCP's Development Contributions Plan Overlay.

Irymple – Nichols Point

Existing Statutory Framework – The Irymple – Nichols Point area is generally surrounded by Rural zoned land and is generally described as follows:

The **Irymple** area is predominantly zoned Residential 1, Industrial 1 and Rural. Other land use zones include Business 4, Business 1, and Public, Park and Recreation. The Calder Highway (15th Street) is zoned as a Road Zone Category 1. The Residential 1 zone to the north of the Calder Highway is covered by a Development Plan Overlay, Salinity Management Overlay and Development Contributions Plan Overlay.

Nichols Point is predominantly zoned Low Density Residential (rezoned from Rural as part of amendment C28) and Residential 1 with some pockets of Public Use Zone (educational) and Public Park and Recreation Zone. The zoned Low-Density Residential land is covered by a Development Contributions Plan Overlay.

Much of Mildura South, Irymple and Nichols Point area is subject to an Airport Environs Overlay. Council in June 2006 Adopted amendment C20, which removes the AEO from the majority of this area.

Strategic Framework

The strategic framework for the DCP Area is based on the statutory framework and adopted Council strategies for Residential, Rural Residential (and Rural), Retail and Industrial development as follows.

The Review of the Mildura & Irymple Residential Land Strategies forms the strategic basis for future development of Mildura South, Irymple and Nichols Point. An Urban Growth Boundary is established by this strategy which was incorporated in February 2005 based on the outcomes of the Panel Report on Amendment C28.

The Rural Residential Study Review dovetails with the residential strategy above and identifies areas capable of accommodating low-density residential development. It also places firm controls on rural land subdivision to ensure rural zones are retained for farming purposes.

The Review of the Mildura Retail Strategy establishes a plan for the future expansion of retail / commercial areas in Mildura South.

Together, these strategies build on the statutory framework and identify a clear direction for the future development of the DCP Area. This DCP is based on this strategic framework.

3.2 Road Projects

The reference documents are:

- Mildura South DCP Road Works Schedules (Mildura Rural City Council, Internal Documents, 2002-06).
- Irymple–Nichols Point Road Works Schedules (Mildura Rural City Council, Internal Documents, 2006).
- Mildura Traffic Study Framework Report to the Year 2005 (City of Mildura, VicRoads and Shire of Mildura, February 1991).
- Mildura Road Hierarchy Major Traffic Route Proposals (Mildura Rural City Council, June 1997).
- Review of the Mildura South Development Contributions Plan (ARRB Transport Research, 2004).
- Mildura Road Management Plan – October 2004.
- Riverside, Etiwanda, Irymple and Nichols Point Development Plan Draft - June 2006 (David Lock & Associates & GHD Pty Ltd).

The aim of the road and traffic studies is to determine road user travel demands and prepare a strategic road plan that provides a framework for future development.

Detailed infrastructure projects for this DCP were identified within this framework by Mildura Rural City Council. See Section 5 and Appendices 3 and 4 for details.

3.3 Bike Path Projects

The reference documents are:

- Bike Path Works Schedules (Mildura Rural City Council, Internal Documents, 2002-06).
- Mildura Strategic Bicycle Plan (TraffixGroup, 2004).
- Mildura Rural City Council Strategic Bike Plan (TraffixGroup, 2001).
- Mildura Rural City Council Recreation Planning Study 1999-2003 (Leisure and Tourism Planners, 1999).
- Mildura, Irymple and Red Cliffs Residential Development Plans (Connell Wagner, Draft August 2002).
- Riverside, Etiwanda, Irymple and Nichols Point Development Plan Draft - June 2006 (David Lock & Associates & GHD Pty Ltd).

The outcome of bicycle planning is a long-term plan for developing the bicycle network in the Rural City. This plan is based on an audit of existing facilities and assessment of future demand for cycling infrastructure with an emphasis on connectivity of infrastructure.

Mildura Rural City Council identified detailed infrastructure projects for this DCP within this framework. See Section 5 and Appendices 3 and 4 for details.

3.4 Open Space Projects

The reference documents are:

- Open Space Works Schedules (Mildura Rural City Council, Internal Documents, 2002-06).
- Mildura Rural City Council Public Open Space Strategy (SGL Consulting Group, 2004).
- Mildura Rural City Council Planning Scheme (2001) – Public Open Space Provisions.
- ResCode Residential Development Provisions (Department of Infrastructure, 2001).
- Mildura, Irymple and Red Cliffs Residential Development Plans (Connell Wagner, Draft August 2002).
- Riverside, Etiwanda, Irymple and Nichols Point Development Plan Draft - June 2006 (David Lock & Associates & GHD Pty Ltd).

These documents establish the basis for provision of open space. The residential development scenario warrants the provision of local open space (major and minor) and in addition to this regional open space is scheduled for the area, primarily following the stormwater management network.

Mildura Rural City Council identified infrastructure projects for this DCP within this framework. See Section 5 and Appendices 3 and 4 for details.

3.5 Community & Education Facility Projects

The reference documents are:

- Community Facility Works Schedules (Mildura Rural City Council, Internal Documents, 2004-06).
- Review of the Mildura & Irymple Residential Land Strategies (November 2003) (Maunsell Australia and O'Neil Pollock & Associates).
- Mildura Rural City Council Recreation Planning Study 1999-2003 (Leisure and Tourism Planners, 1999).
- Mildura, Irymple and Red Cliffs Residential Development Plans (Connell Wagner, Draft August 2002).
- Riverside, Etiwanda, Irymple and Nichols Point Development Plan Draft - June 2006 (David Lock & Associates & GHD Pty Ltd).
- Towns in Time, Department of Sustainability and Environment.
- Draft Mildura Region Economic Profile May 2006 (Internal Document).

These documents establish the basis for provision of community and education facilities. Mildura Rural City Council identified the projects for this DCP within this framework. See Section 5 and Appendices 3 and 4 for details.

3.6 Drainage Projects

The reference documents are:

- Drainage Concept Works Schedules (Mildura Rural City Council, Internal Documents, 2002-06).
- Mildura Rural City Council Sunraysia Drainage Strategy (Sinclair Knight Mertz et al, Volume 1 Strategy and Volume 2 Final Draft, January 2002).
- Riverside, Etiwanda, Irymple and Nichols Point Development Plan Draft - June 2006 (David Lock & Associates & GHD Pty Ltd).
- Mildura Rural City Council Cowra Linden Drainage Concept Plan - June 2001 (TGM Group Pty Ltd) - Internal Document.
- Mildura Rural City Council Irymple Drainage Concept Plan - July 2005 (TGM Group Pty Ltd) - Internal Document.
- Mildura Rural City Council Nichols Point Drainage Concept Plan - June 2006 (GHD Pty Ltd) - Internal Document.
- ResCode Residential Development Provisions (Department of Infrastructure, 2001).
- Final Audit Report on Proposed Developer Charges Relating to the Drainage Component of the South Mildura Development Contributions Plan (Ron Dudley, 2004).

The Sunraysia Drainage Strategy provides a Masterplan that outlines how urban and irrigation development will be serviced with surface and subsurface drainage to the year 2050. The Strategy is built upon the planning framework and drainage management principles.

The Drainage Concepts set out required works to service the Mildura South area and Irymple Nichols Point area and surrounds. The Concept seeks to meet required standards for drainage management. This Concept forms the basis for the Drainage Schemes in this DCP and informs the specifications of three additional schemes in this DCP: Irymple, Nichols Point and the Cowra-Linden drainage concept.

Detailed infrastructure projects for this DCP were identified within this framework by Mildura Rural City Council. See Section 5 and Appendices 3 and 4 for details.

4 Charging Areas and Development Scenario

4.1 Charging Areas

In a DCP, contribution rates are set for areas known as 'charging areas'. A charging area is a small land area for which a discrete development contribution rate is calculated. All development within a particular charging area will be required to pay the same contribution amount.

In setting the boundaries of a charging area, the key principle is to ensure that the potential for serious 'cross-subsidies' should be kept as low as possible. A cross-subsidy occurs when development is asked to pay for infrastructure that it will not (or hardly ever) use, or is asked to pay above its fair share.

A DCP will often include more than one charging area to ensure that development in any one area pays for infrastructure it will be deemed to make use of, and not other infrastructure. Contribution rates will often vary across different charging areas depending on the number and cost of infrastructure projects provided to service each area.

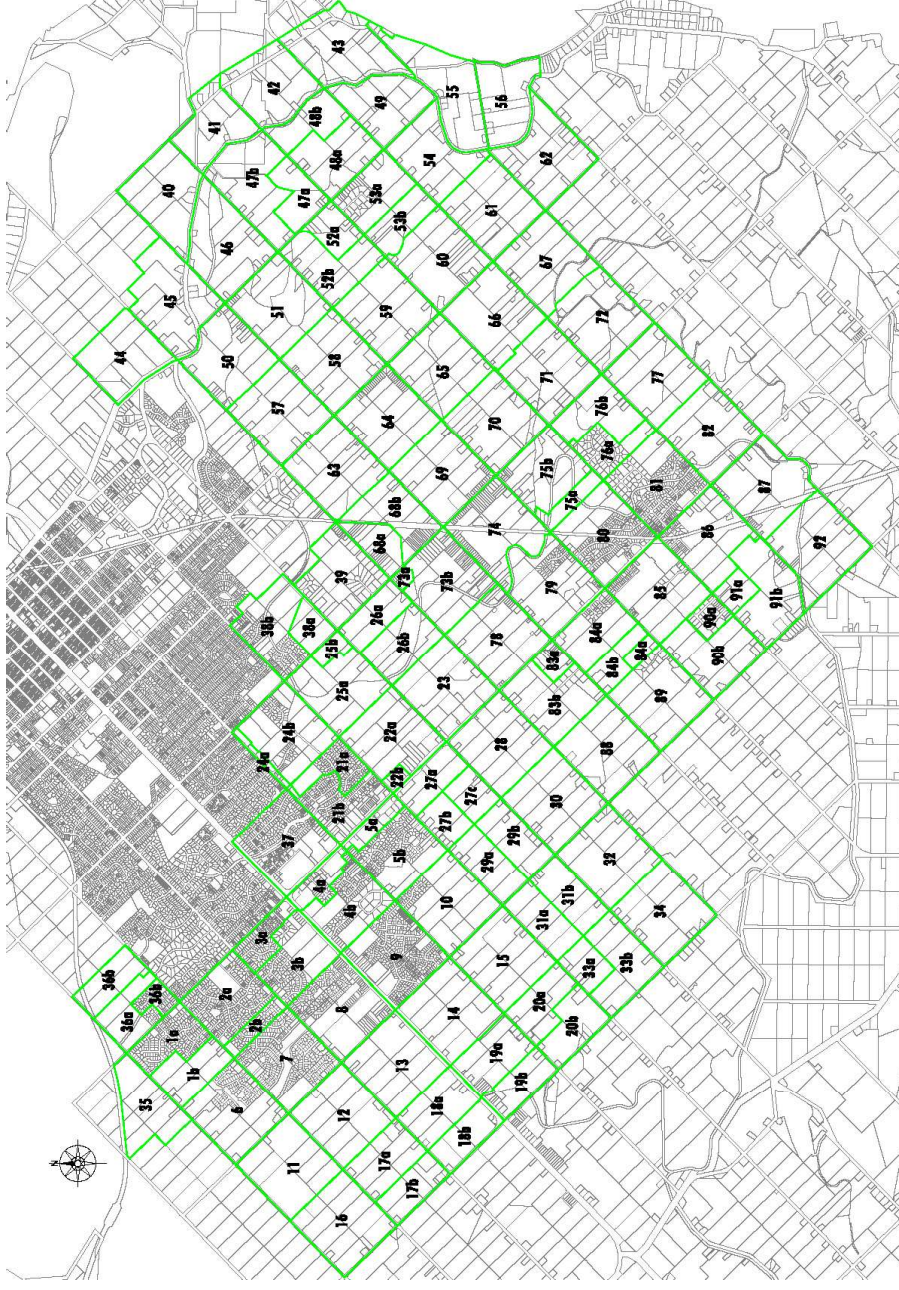
However, the avoidance of cross-subsidies ought not to be taken to extremes. It is proper to allow a reasonable margin of error between usage nexus. In some cases where there is an overriding community of interest in place, a common charge could be reasonable across many areas.

In this DCP, **125 charging areas numbered 1a to 92** have been identified - see Figure 2 below.

The charging areas were originally based on a series of 40 hectares 'development cells' which can generally accommodate about 400 houses (and are therefore similar in size to a typical Census Collection District). These units are deemed small enough to eliminate the prospect of serious cross-subsidisation.

Furthermore, some charging areas have been broken into smaller units (e.g. parts a, b and c) in order to follow project catchment boundaries - to make more precise the nexus between use of projects and development contribution liability. Other boundaries have been modified as required to follow growth area boundaries.

Figure 2 - Charging Areas



Source: Mildura Rural City Council

4.2 Development Stocktake and Projections

A stocktake of, and projections for, all major anticipated development types is provided for each charging area in Appendix 1. Table 1 summarises the information.

The stocktake provides an estimate of existing development in 2006. The development projections are provided for each year to 2030. This information is provided for five development types:

- Residential (number of dwellings);
- Major Retail (square meters of leaseable floorspace);
- Local Shop (square meters of leaseable floorspace);
- Office (square meters of leaseable floorspace); and
- Industrial (square meters of leaseable floorspace).

This DCP makes a distinction between Major Retail and Local Shop. A Local Shop is a single tenant commercial premises as permitted in a Residential 1 (R1Z) zone. Major Retail refers to all other forms of retailing (on land zoned for retail use) including shopping centres, bulky goods retailing and fast food premises. This distinction is necessary because Mildura Rural City Council has determined that the demand loading on Roads is different (per unit area) between Major Retail and Local Shops. More information on this point is provided in Section 4.4 below.

Table 1 - Development Stocktake and Projections Summary – DCP Area

Development Type	Current 2006	Development 2007- 2030	Total as at 2030
Residential dwellings	4,131	7,658	11,789
Major Retail sqm	132,587	182,333	314,920
Local Shop sqm	654	1,639	2,293
Office sqm	9,315	8,494	17,809
Industrial sqm	85,597	80,170	165,767

Note: sqm = leaseable space

4.3 Development and Infrastructure Usage Nexus

This DCP has six infrastructure categories: Roads, Bike Paths, Open Space, Community Facilities, Education Facilities and Drainage (Section 5 provides more detail).

It is determined that Residential development will make use of all five infrastructure categories, and will be liable to pay a contribution for provision of these items (in accordance with share of usage principles).

It is determined that Major Retail, Local Shop, Office and Industrial development will make use of two infrastructure categories – Roads and Drainage - and will be liable to pay a contribution for provision of these items where applicable. Major Retail, Local Shop, Office and Industrial development is not deemed a principal user of Bike Paths, Open Space, Education Facilities and Community Facilities, which are more closely related to housing.

This information is summarised in Table 2 below. Development contribution calculations are made on this basis.

Table 2 - Development-Infrastructure Usage Nexus

Infrastructure	Residential	Major Retail	Local Shop	Office	Industrial
Roads	✓	✓	✓	✓	✓
Bike Paths	✓	X	X	X	X
Open Space	✓	X	X	X	X
Community Facilities	✓	X	X	X	X
Education Facilities	✓	X	X	X	X
Drainage	✓	✓	✓	✓	✓

4.4 Equivalence Ratios and Total Demand Units

To make DCP calculations in situations where more than one development type is deemed a user of an infrastructure type (i.e. the case with Roads and Drainage projects here), it is necessary to express all development types in a consistent 'demand unit' format. For the purpose of this DCP, one dwelling is chosen as one demand unit. Other development forms are then converted into this demand unit based on usage / demand ratios placed on particular infrastructure items, as shown in the following table.

The table shows the accepted rates adopted by Mildura Rural City Council. Refer to Appendix 2 for more detail on how these ratios were derived.

Table 3 - Definition of One Demand Unit

Infrastructure	Residential	Major Retail	Local Shop	Office	Industrial
Roads	1 Dwelling	19 sqm	80 sqm	121 sqm	121 sqm
Bike Paths	1 Dwelling	-	-	-	-
Open Space	1 Dwelling	-	-	-	-
Community Facilities	1 Dwelling	-	-	-	-
Education Facilities	1 Dwelling	-	-	-	-
Drainage	1 Dwelling	180 sqm	180 sqm	270 sqm	270 sqm

The above equivalence ratios are used to calculate total demand units (existing and projected) for each charging area and for each infrastructure category. That is, the development stocktake and projections are converted into common demand units for the purpose of DCP calculations.

Refer to individual infrastructure project sheets in Appendix 4 to view total demand units by main catchment area for each project.

Also, as noted above, a distinction is made between Major Retail and Local Shop because it is estimated that 19 sqm of Major Retail will place the same vehicle demand on Roads as 80 sqm of Local Shop.

5 Infrastructure Projects

5.1 Works Required

Mildura Rural City Council has determined through its strategic planning processes (refer to Section 3 for details) that 58 infrastructure projects will be included in this DCP. Note that other infrastructure projects may be warranted in the area but at the time of DCP preparation these were omitted from the DCP for varying reasons.

The breakdown of the 58 DCP projects is as follows:

- 26 Road Projects (2 Road Intersection, 18 Road Reconstruction, 2 Road Bus, 4 Road Features);
- 10 Bike Path Projects;
- 10 Open Space Projects;
- 5 Community Facility Projects;
- 2 Education Facility Projects; and
- 5 Drainage Projects.

The full list of projects follows. More detail on infrastructure projects and their justification is provided in Appendix 3. Appendix 4 shows details of infrastructure charge calculations by infrastructure project.

Table 4 - List of Infrastructure Projects

Name	Code
Fourteenth Street / Sandilong Avenue Intersection Treatment	RI033
Fifth Street / Koorlong Avenue	RI067
Fourteenth Street - Benetook Avenue to Cowra Avenue	RR103
Seventeenth Street - Deakin Avenue to San Mateo Avenue	RR124
Seventeenth Street - San Mateo Avenue to Etiwanda Avenue	RR125
Seventeenth Street - Etiwanda Avenue to Benetook Avenue	RR126
Sandilong Avenue - Fourteenth Street to Fifteenth Street (1st half - about 660m)	RR208
Sandilong Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)	RR209
Sandilong Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	RR210
Sandilong Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	RR211
Karadoc Avenue - Cureton Avenue to Fifth Street (about 890m)	RR216
Karadoc Avenue - Fourteenth Street to Fifteenth Street (1st half - about 660m)	RR221
Karadoc Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)	RR222
Karadoc Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	RR223
Koorlong Avenue - Cureton Avenue to Fifth Street (about 820m)	RR227
Koorlong Avenue - Fifth Street to Eleventh Street (1st half - about 660m)	RR228
Irymple Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 650m)	RR250
Fifth Street - Sandilong Avenue to Karadoc Avenue (about 610m)	RR313
Fifth Street - Karadoc Avenue to Koorlong Avenue (about 610m)	RR314
Fifth Street - Koorlong Avenue to Irymple Avenue (about 610m)	RR315
Bus stops / shelters - Irymple	RB002
Bus stops / shelters - Nichols Point	RB003
Benetook Avenue - Eleventh Street to Fourteenth Street (2nd half - about 660m)	BP046

Name	Code
Fifteenth Street - San Mateo Avenue to Etiwanda Avenue	BP110
Fifteenth Street - Etiwanda Avenue to Benetook Avenue	BP111
Ranfurlly to Irymple Green Belt - Sandilong Avenue to Karadoc Avenue	BP207
Cabarita to Mildura Hospital (Railway Corridor) - Riverside Avenue to Ontario Avenue / Fourteenth Street	BP219
Karadoc Avenue - Fourteenth Street to Fifteenth Street (2nd half about 470m)	BP315
Irymple Avenue - Cureton Avenue to Fifth Street (1st half about 320m)	BP331
Fifth Street - Karadoc Avenue to Koorlong Avenue	BP404
Fifth Street - Koorlong Avenue to Irymple Avenue	BP405
Fifteenth Street - Sandilong Avenue to Karadoc Avenue	BP427
Stormwater Retention - Irymple	OS006
Playgrounds - Irymple	OS007
Linear Reserves & Parks - Irymple	OS008
Blueway - Irymple	OS009
Etiwanda Focal Park	OS020
Blueway - Etiwanda	OS021
Etiwanda Open Space	OS022
Linear Reserves & Parks - Nichols Point	OS031
Playground - Nichols Point	OS032
Blueway - Nichols Point	OS033
Irymple Multi-purpose Community Centre, Internet Café & Library (expansion)	CF013
Irymple Skatepark	CF015
Irymple Recreation Precinct Plan	CF016
Nichols Point Change Rooms	CF031
Nichols Point Recreation Precinct Plan	CF032
Irymple PreSchool	ED001
Mildura South PreSchool	ED003
Irymple Drainage Works	DG006
Irymple Pump Station	DG007
Irymple Entrance Features	RF012
Etiwanda Entrance Features	RF020
Nichols Point Entrance Features	RF030
Riverside Entrance Features	RF040
Drainage Wetland (NP)	DG401
Drainage System North	DG402
Drainage System South	DG403

5.2 Distinction Between Development Infrastructure and Community Infrastructure

The Planning and Environment Act requires that infrastructure in a DCP be classified in one of two categories: Development Infrastructure and Community Infrastructure. The distinction is made because the collection of contributions for Community Infrastructure is limited to the building permit stage and there is a cap on Community Infrastructure contributions. Development Infrastructure may be charged at the planning permit stage and there is no cap on contribution amounts.

In this DCP, all Road, Bike Path, Open Space, Education Facilities and Drainage infrastructure works (including all land) are deemed Development Infrastructure in accordance with State Government Development Contribution Guidelines and Ministerial Direction. All of these projects are required for basic community health, safety and well-being.

The Community Facility projects are deemed to be Community Infrastructure items. These projects will be demanded following the establishment of households in the area and are therefore charged at the building permit stage.

5.3 Project Timing and Delivery

This DCP adopts a long-term outlook for development and infrastructure delivery. A horizon of 2030 has been adopted based on the strategic planning framework. The development projections suggest full development of the DCP Area at 2030.

The infrastructure projects listed in this DCP have notional delivery dates shown, based on best estimates at the time of DCP preparation. The dates provide the DCP calculations with the ability to factor in the time value of money (in terms of when funds are expected to be collected versus when they are expected to be spent).

For the purpose of this DCP, the projects shall be delivered in accordance with the timing shown for each project in Appendix 4, which specifies the level of total demand to be reached for each Trigger. Any project triggered in accordance with the timing shown for each project shall be completed by the end of the DCP.

Council reserves the right to deliver projects earlier than the delivery dates shown.

6 Development Contribution Charging Rates

6.1 Method of Calculating Charges

The cost apportionment methodology adopted in this DCP relies on the nexus principle. A use or development is deemed to have a nexus with an infrastructure item if the occupants of, or visitors to, the site in question will make use of the infrastructure in question. Costs are apportioned according to projected share of infrastructure usage.

The general cost apportionment method is to:

- Define and schedule the infrastructure items required to service the DCP Area, other than on-site work carried out by the developer.
- For each infrastructure project, identify the main catchment area.
- Adjust the cost of each infrastructure item downwards in line with the estimated share of usage coming from outside each project's main catchment area, or outside the time frame of the DCP.
- Project the change in demand units (equivalent dwellings) in each charging area over the life of the funding plan.
- Express both the stream of demand units and the infrastructure costs in present value terms, to take into account of the time value of money (in terms of when funds are expected to be collected versus when they are expected to be spent).
- Divide the infrastructure cost by the number of demand units to arrive at a charge per demand unit.
- Aggregate all charges that apply to a particular charging area to arrive at a total charge.

Appendix 4 of this DCP provides the DCP calculation sheets for each of the 58 infrastructure projects. This provides the charge rate by each project, and all information inputs used for each project.

6.2 Development Contribution Rates Per Demand Unit

The development contributions that apply to each charging area are shown in Table 5 below, for one demand unit.

These contribution amounts are current as at 1st July 2006 unless otherwise noted. They will be adjusted annually on July 1 each year to cover inflation, by applying: Building Price Index June Quarter for Melbourne in Rawlinsons Australian Construction Handbook for capital works items in the DCP; and Land value change index derived by an Independent Certified Practising Valuer for the land components of the DCP.

Table 5 - Development Contribution Rates for One Demand Unit

Area	Development Infrastructure						Community Infrastructure	
	Bike Path	Drainage	Education Facility	Open Space	Road	Total Development Infrastructure Charge	Community Facility	Total Community Infrastructure Charge
	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit
Area 001a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 001b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 002a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 002b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 003a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 003b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 004a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 004b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 005a	\$46.11	\$0.00	\$236.62	\$0.00	\$0.00	\$282.73	\$0.00	\$0.00
Area 005b	\$46.11	\$0.00	\$236.62	\$0.00	\$0.00	\$282.73	\$0.00	\$0.00
Area 006	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 007	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 008	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 009	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 010	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 011	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 012	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 013	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 014	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 015	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 016	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 017a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 017b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 018a	\$0.00	\$0.00	\$236.62	\$0.00	\$82.87	\$319.49	\$0.00	\$0.00
Area 018b	\$0.00	\$0.00	\$236.62	\$0.00	\$82.87	\$319.49	\$0.00	\$0.00
Area 019a	\$0.00	\$0.00	\$236.62	\$0.00	\$187.13	\$423.75	\$0.00	\$0.00
Area 019b	\$0.00	\$0.00	\$236.62	\$0.00	\$187.13	\$423.75	\$0.00	\$0.00
Area 020a	\$0.00	\$0.00	\$236.62	\$0.00	\$360.26	\$596.87	\$0.00	\$0.00
Area 020b	\$0.00	\$0.00	\$236.62	\$0.00	\$360.26	\$596.87	\$0.00	\$0.00
Area 021a	\$46.11	\$0.00	\$0.00	\$848.62	\$3.30	\$898.03	\$0.00	\$0.00
Area 021b	\$46.11	\$0.00	\$0.00	\$736.94	\$3.30	\$786.34	\$0.00	\$0.00
Area 022a	\$93.79	\$0.00	\$0.00	\$848.62	\$3.30	\$945.71	\$0.00	\$0.00
Area 022b	\$93.79	\$0.00	\$0.00	\$736.94	\$3.30	\$834.02	\$0.00	\$0.00
Area 023	\$0.00	\$0.00	\$0.00	\$0.00	\$57.83	\$57.83	\$0.00	\$0.00
Area 024a	\$0.00	\$0.00	\$0.00	\$736.94	\$3.30	\$740.23	\$0.00	\$0.00
Area 024b	\$0.00	\$0.00	\$0.00	\$848.62	\$3.30	\$851.92	\$0.00	\$0.00
Area 025a	\$0.00	\$0.00	\$0.00	\$848.62	\$58.84	\$907.46	\$0.00	\$0.00
Area 025b	\$0.00	\$0.00	\$0.00	\$736.94	\$58.84	\$795.77	\$0.00	\$0.00
Area 026a	\$0.00	\$0.00	\$0.00	\$0.00	\$113.37	\$113.37	\$0.00	\$0.00
Area 026b	\$0.00	\$0.00	\$0.00	\$0.00	\$113.37	\$113.37	\$0.00	\$0.00
Area 027a	\$93.79	\$0.00	\$236.62	\$111.69	\$0.00	\$442.09	\$0.00	\$0.00
Area 027b	\$93.79	\$0.00	\$236.62	\$0.00	\$0.00	\$330.40	\$0.00	\$0.00
Area 027c	\$93.79	\$0.00	\$236.62	\$0.00	\$0.00	\$330.40	\$0.00	\$0.00
Area 028	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 029a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 029b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 030	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 031a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 031b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 032	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 033a	\$0.00	\$0.00	\$236.62	\$0.00	\$277.38	\$514.00	\$0.00	\$0.00
Area 033b	\$0.00	\$0.00	\$236.62	\$0.00	\$277.38	\$514.00	\$0.00	\$0.00
Area 034	\$0.00	\$0.00	\$236.62	\$0.00	\$173.13	\$409.74	\$0.00	\$0.00
Area 035	\$0.00	\$0.00	\$236.62	\$0.00	\$188.75	\$425.37	\$0.00	\$0.00
Area 036a	\$86.11	\$0.00	\$0.00	\$0.00	\$0.00	\$86.11	\$0.00	\$0.00
Area 036b	\$86.11	\$0.00	\$0.00	\$0.00	\$0.00	\$86.11	\$0.00	\$0.00
Area 037	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Area 038a	\$252.89	\$0.00	\$0.00	\$736.94	\$58.84	\$1,048.66	\$0.00	\$0.00
Area 038b	\$252.89	\$0.00	\$0.00	\$736.94	\$58.84	\$1,048.66	\$0.00	\$0.00
Area 039	\$252.89	\$0.00	\$0.00	\$0.00	\$113.37	\$366.26	\$0.00	\$0.00
Area 040*	\$0.00	\$0.00	\$0.00	\$0.00	\$1,256.90	\$1,256.90	\$794.65	\$794.65
Area 041*	\$0.00	\$0.00	\$0.00	\$0.00	\$2,115.78	\$2,115.78	\$794.65	\$794.65
Area 042*	\$0.00	\$0.00	\$0.00	\$0.00	\$1,263.07	\$1,263.07	\$794.65	\$794.65
Area 043*	\$0.00	\$0.00	\$0.00	\$0.00	\$404.19	\$404.19	\$0.00	\$0.00
Area 044*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 045*	\$0.00	\$0.00	\$0.00	\$0.00	\$552.86	\$552.86	\$794.65	\$794.65
Area 046*	\$0.00	\$0.00	\$0.00	\$0.00	\$2,090.48	\$2,090.48	\$794.65	\$794.65
Area 047a*	\$460.22	\$13,332.41	\$0.00	\$2,220.10	\$3,656.30	\$19,669.04	\$794.65	\$794.65
Area 047b*	\$460.22	\$0.00	\$0.00	\$0.00	\$3,656.30	\$4,116.52	\$794.65	\$794.65
Area 048a*	\$476.41	\$13,332.41	\$0.00	\$2,220.10	\$2,250.73	\$18,279.66	\$794.65	\$794.65
Area 048b*	\$476.41	\$0.00	\$0.00	\$0.00	\$2,250.73	\$2,727.14	\$794.65	\$794.65
Area 049*	\$195.54	\$0.00	\$0.00	\$0.00	\$612.38	\$807.91	\$794.65	\$794.65
Area 050*	\$0.00	\$0.00	\$0.00	\$0.00	\$552.86	\$552.86	\$794.65	\$794.65
Area 051*	\$0.00	\$0.00	\$0.00	\$0.00	\$2,090.48	\$2,090.48	\$794.65	\$794.65
Area 052a*	\$460.22	\$13,332.41	\$0.00	\$2,220.10	\$3,656.30	\$19,669.04	\$794.65	\$794.65
Area 052b*	\$460.22	\$0.00	\$0.00	\$0.00	\$3,656.30	\$4,116.52	\$794.65	\$794.65
Area 053a*	\$280.88	\$13,332.41	\$0.00	\$2,220.10	\$2,250.73	\$18,084.12	\$794.65	\$794.65
Area 053b*	\$280.88	\$0.00	\$0.00	\$0.00	\$2,250.73	\$2,531.60	\$794.65	\$794.65
Area 054*	\$0.00	\$0.00	\$0.00	\$0.00	\$612.38	\$612.38	\$794.65	\$794.65
Area 055*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 056*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 057*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 058*	\$0.00	\$0.00	\$0.00	\$0.00	\$404.19	\$404.19	\$794.65	\$794.65
Area 059*	\$0.00	\$0.00	\$0.00	\$0.00	\$737.48	\$737.48	\$794.65	\$794.65
Area 060*	\$0.00	\$0.00	\$0.00	\$0.00	\$737.48	\$737.48	\$794.65	\$794.65
Area 061*	\$0.00	\$0.00	\$0.00	\$0.00	\$404.19	\$404.19	\$794.65	\$794.65
Area 062*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 063*	\$0.00	\$0.00	\$0.00	\$0.00	\$146.51	\$146.51	\$794.65	\$794.65
Area 064*	\$0.00	\$0.00	\$0.00	\$0.00	\$146.51	\$146.51	\$794.65	\$794.65
Area 065*	\$0.00	\$0.00	\$0.00	\$0.00	\$146.51	\$146.51	\$794.65	\$794.65
Area 066*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 067*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 068a	\$0.00	\$0.00	\$0.00	\$0.00	\$251.05	\$251.05	\$0.00	\$0.00
Area 068b	\$0.00	\$0.00	\$0.00	\$0.00	\$251.05	\$251.05	\$0.00	\$0.00
Area 069	\$0.00	\$0.00	\$249.82	\$398.28	\$260.13	\$908.22	\$860.62	\$860.62
Area 070	\$0.00	\$0.00	\$249.82	\$398.28	\$122.45	\$770.54	\$860.62	\$860.62
Area 071	\$0.00	\$0.00	\$249.82	\$398.28	\$5.44	\$653.53	\$860.62	\$860.62
Area 072	\$0.00	\$0.00	\$249.82	\$398.28	\$5.44	\$653.53	\$860.62	\$860.62
Area 073a	\$0.00	\$0.00	\$249.82	\$398.28	\$314.21	\$962.30	\$860.62	\$860.62
Area 073b	\$0.00	\$0.00	\$249.82	\$398.28	\$314.21	\$962.30	\$860.62	\$860.62
Area 074	\$40.22	\$0.00	\$249.82	\$398.28	\$360.41	\$1,048.73	\$860.62	\$860.62
Area 075a	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$165.01	\$7,865.17	\$860.62	\$860.62
Area 075b	\$0.00	\$0.00	\$249.82	\$398.28	\$165.01	\$813.10	\$860.62	\$860.62
Area 076a	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$39.08	\$7,739.24	\$860.62	\$860.62
Area 076b	\$0.00	\$0.00	\$249.82	\$398.28	\$39.08	\$687.17	\$860.62	\$860.62
Area 077	\$0.00	\$0.00	\$249.82	\$398.28	\$24.49	\$672.58	\$860.62	\$860.62
Area 078	\$0.00	\$0.00	\$249.82	\$398.28	\$291.67	\$939.76	\$860.62	\$860.62
Area 079	\$83.49	\$5,066.94	\$249.82	\$2,383.40	\$404.34	\$8,187.99	\$860.62	\$860.62
Area 080	\$17.63	\$5,066.94	\$249.82	\$2,383.40	\$175.93	\$7,893.73	\$860.62	\$860.62
Area 081	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$39.08	\$7,739.24	\$860.62	\$860.62
Area 082	\$0.00	\$0.00	\$249.82	\$398.28	\$24.49	\$672.58	\$860.62	\$860.62
Area 083a	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$120.39	\$7,820.55	\$860.62	\$860.62
Area 083b	\$0.00	\$0.00	\$249.82	\$398.28	\$120.39	\$768.48	\$860.62	\$860.62
Area 084a	\$65.86	\$5,066.94	\$249.82	\$2,383.40	\$173.88	\$7,939.90	\$860.62	\$860.62
Area 084b	\$65.86	\$0.00	\$249.82	\$398.28	\$173.88	\$887.83	\$860.62	\$860.62
Area 085	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$58.93	\$7,759.09	\$860.62	\$860.62
Area 086	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$39.08	\$7,739.24	\$860.62	\$860.62
Area 087	\$0.00	\$0.00	\$249.82	\$398.28	\$24.49	\$672.58	\$860.62	\$860.62
Area 088	\$0.00	\$0.00	\$249.82	\$398.28	\$62.67	\$710.76	\$860.62	\$860.62
Area 089	\$0.00	\$0.00	\$249.82	\$398.28	\$73.60	\$721.69	\$860.62	\$860.62
Area 090a	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$16.37	\$7,716.53	\$860.62	\$860.62
Area 090b	\$0.00	\$0.00	\$249.82	\$398.28	\$16.37	\$664.46	\$860.62	\$860.62
Area 091a	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$5.44	\$7,705.60	\$860.62	\$860.62
Area 091b	\$0.00	\$0.00	\$249.82	\$398.28	\$5.44	\$653.53	\$860.62	\$860.62
Area 092	\$0.00	\$0.00	\$249.82	\$398.28	\$5.44	\$653.53	\$860.62	\$860.62

* Levies have been indexed to 2019 dollars

6.3 Development Contribution Rates For Development Types

The tables that follow show the charge for each area by main development type. The charges are broken into Development Infrastructure and Community Infrastructure. Table 6 lists contributions for Residential Development (for 1 dwelling), Table 7 for Major Retail Development (for 100 sqm leaseable space), Table 8 for Local Shop Development (for 100 sqm leaseable space), Table 9 for Office Development (for 100 sqm leaseable space) and Table 10 for Industrial Development (for 100 sqm leaseable space).

Development Infrastructure is able to be charged at either planning / subdivision stage or building permit stage. Should Council elect to charge at subdivision stage, and no information is available at the time on square metres of leaseable space for non-residential development types, the following conversion rates will apply for the purposes of charge calculations:

- Major Retail leaseable space is deemed to equal 40% of lot area;
- Local Shop leaseable space is deemed to equal 60% of lot area;
- Office leaseable space is deemed to equal 60% of lot area; and
- Industrial leaseable space is deemed to equal 40% of lot area.

These contribution amounts are current as at 1st July 2006 unless otherwise noted. They will be adjusted annually on July 1 each year to cover inflation, by applying: Building Price Index June Quarter for Melbourne in Rawlinsons Australian Construction Handbook for capital works items in the DCP; and Land value change index derived by an Independent Certified Practising Valuer for the land components of the DCP.

Table 6 – Development Contribution Rates for Residential Development

Residential								
Area	Development Infrastructure						Community Infrastructure	
	Bike Path	Drainage	Education Facility	Open Space	Road	Total Development Infrastructure Charge	Community Facility	Total Community Infrastructure Charge
	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling
Area 001a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 001b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 002a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 002b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 003a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 003b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 004a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 004b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 005a	\$46.11	\$0.00	\$236.62	\$0.00	\$0.00	\$282.73	\$0.00	\$0.00
Area 005b	\$46.11	\$0.00	\$236.62	\$0.00	\$0.00	\$282.73	\$0.00	\$0.00
Area 006	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 007	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00

Area 008	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 009	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 010	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 011	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 012	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 013	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 014	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 015	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 016	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 017a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 017b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 018a	\$0.00	\$0.00	\$236.62	\$0.00	\$82.87	\$319.49	\$0.00	\$0.00
Area 018b	\$0.00	\$0.00	\$236.62	\$0.00	\$82.87	\$319.49	\$0.00	\$0.00
Area 019a	\$0.00	\$0.00	\$236.62	\$0.00	\$187.13	\$423.75	\$0.00	\$0.00
Area 019b	\$0.00	\$0.00	\$236.62	\$0.00	\$187.13	\$423.75	\$0.00	\$0.00
Area 020a	\$0.00	\$0.00	\$236.62	\$0.00	\$360.26	\$596.87	\$0.00	\$0.00
Area 020b	\$0.00	\$0.00	\$236.62	\$0.00	\$360.26	\$596.87	\$0.00	\$0.00
Area 021a	\$46.11	\$0.00	\$0.00	\$848.62	\$3.30	\$898.03	\$0.00	\$0.00
Area 021b	\$46.11	\$0.00	\$0.00	\$736.94	\$3.30	\$786.34	\$0.00	\$0.00
Area 022a	\$93.79	\$0.00	\$0.00	\$848.62	\$3.30	\$945.71	\$0.00	\$0.00
Area 022b	\$93.79	\$0.00	\$0.00	\$736.94	\$3.30	\$834.02	\$0.00	\$0.00
Area 023	\$0.00	\$0.00	\$0.00	\$0.00	\$57.83	\$57.83	\$0.00	\$0.00
Area 024a	\$0.00	\$0.00	\$0.00	\$736.94	\$3.30	\$740.23	\$0.00	\$0.00
Area 024b	\$0.00	\$0.00	\$0.00	\$848.62	\$3.30	\$851.92	\$0.00	\$0.00
Area 025a	\$0.00	\$0.00	\$0.00	\$848.62	\$58.84	\$907.46	\$0.00	\$0.00
Area 025b	\$0.00	\$0.00	\$0.00	\$736.94	\$58.84	\$795.77	\$0.00	\$0.00
Area 026a	\$0.00	\$0.00	\$0.00	\$0.00	\$113.37	\$113.37	\$0.00	\$0.00
Area 026b	\$0.00	\$0.00	\$0.00	\$0.00	\$113.37	\$113.37	\$0.00	\$0.00
Area 027a	\$93.79	\$0.00	\$236.62	\$111.69	\$0.00	\$442.09	\$0.00	\$0.00
Area 027b	\$93.79	\$0.00	\$236.62	\$0.00	\$0.00	\$330.40	\$0.00	\$0.00
Area 027c	\$93.79	\$0.00	\$236.62	\$0.00	\$0.00	\$330.40	\$0.00	\$0.00
Area 028	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 029a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 029b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 030	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 031a	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 031b	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 032	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00	\$236.62	\$0.00	\$0.00
Area 033a	\$0.00	\$0.00	\$236.62	\$0.00	\$277.38	\$514.00	\$0.00	\$0.00
Area 033b	\$0.00	\$0.00	\$236.62	\$0.00	\$277.38	\$514.00	\$0.00	\$0.00
Area 034	\$0.00	\$0.00	\$236.62	\$0.00	\$173.13	\$409.74	\$0.00	\$0.00
Area 035	\$0.00	\$0.00	\$236.62	\$0.00	\$188.75	\$425.37	\$0.00	\$0.00
Area 036a	\$86.11	\$0.00	\$0.00	\$0.00	\$0.00	\$86.11	\$0.00	\$0.00
Area 036b	\$86.11	\$0.00	\$0.00	\$0.00	\$0.00	\$86.11	\$0.00	\$0.00
Area 037	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 038a	\$252.89	\$0.00	\$0.00	\$736.94	\$58.84	\$1,048.66	\$0.00	\$0.00
Area 038b	\$252.89	\$0.00	\$0.00	\$736.94	\$58.84	\$1,048.66	\$0.00	\$0.00
Area 039	\$252.89	\$0.00	\$0.00	\$0.00	\$113.37	\$366.26	\$0.00	\$0.00
Area 040*	\$0.00	\$0.00	\$0.00	\$0.00	\$1,256.90	\$1,256.90	\$794.65	\$794.65
Area 041*	\$0.00	\$0.00	\$0.00	\$0.00	\$2,115.78	\$2,115.78	\$794.65	\$794.65
Area 042*	\$0.00	\$0.00	\$0.00	\$0.00	\$1,263.07	\$1,263.07	\$794.65	\$794.65
Area 043*	\$0.00	\$0.00	\$0.00	\$0.00	\$404.19	\$404.19	\$0.00	\$0.00
Area 044*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 045*	\$0.00	\$0.00	\$0.00	\$0.00	\$552.86	\$552.86	\$794.65	\$794.65
Area 046*	\$0.00	\$0.00	\$0.00	\$0.00	\$2,090.48	\$2,090.48	\$794.65	\$794.65
Area 047a*	\$460.22	\$13,332.41	\$0.00	\$2,220.10	\$3,656.30	\$19,669.04	\$794.65	\$794.65
Area 047b*	\$460.22	\$0.00	\$0.00	\$0.00	\$3,656.30	\$4,116.52	\$794.65	\$794.65
Area 048a*	\$476.41	\$13,332.41	\$0.00	\$2,220.10	\$2,250.73	\$18,279.66	\$794.65	\$794.65
Area 048b*	\$476.41	\$0.00	\$0.00	\$0.00	\$2,250.73	\$2,727.14	\$794.65	\$794.65
Area 049*	\$195.54	\$0.00	\$0.00	\$0.00	\$612.38	\$807.91	\$794.65	\$794.65
Area 050*	\$0.00	\$0.00	\$0.00	\$0.00	\$552.86	\$552.86	\$794.65	\$794.65
Area 051*	\$0.00	\$0.00	\$0.00	\$0.00	\$2,090.48	\$2,090.48	\$794.65	\$794.65
Area 052a*	\$460.22	\$13,332.41	\$0.00	\$2,220.10	\$3,656.30	\$19,669.04	\$794.65	\$794.65
Area 052b*	\$460.22	\$0.00	\$0.00	\$0.00	\$3,656.30	\$4,116.52	\$794.65	\$794.65
Area 053a*	\$280.88	\$13,332.41	\$0.00	\$2,220.10	\$2,250.73	\$18,084.12	\$794.65	\$794.65
Area 053b*	\$280.88	\$0.00	\$0.00	\$0.00	\$2,250.73	\$2,531.60	\$794.65	\$794.65
Area 054*	\$0.00	\$0.00	\$0.00	\$0.00	\$612.38	\$612.38	\$794.65	\$794.65
Area 055*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 056*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65

Area 057*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 058*	\$0.00	\$0.00	\$0.00	\$0.00	\$404.19	\$404.19	\$794.65	\$794.65
Area 059*	\$0.00	\$0.00	\$0.00	\$0.00	\$737.48	\$737.48	\$794.65	\$794.65
Area 060*	\$0.00	\$0.00	\$0.00	\$0.00	\$737.48	\$737.48	\$794.65	\$794.65
Area 061*	\$0.00	\$0.00	\$0.00	\$0.00	\$404.19	\$404.19	\$794.65	\$794.65
Area 062*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 063*	\$0.00	\$0.00	\$0.00	\$0.00	\$146.51	\$146.51	\$794.65	\$794.65
Area 064*	\$0.00	\$0.00	\$0.00	\$0.00	\$146.51	\$146.51	\$794.65	\$794.65
Area 065*	\$0.00	\$0.00	\$0.00	\$0.00	\$146.51	\$146.51	\$794.65	\$794.65
Area 066*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 067*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$794.65	\$794.65
Area 068a	\$0.00	\$0.00	\$0.00	\$0.00	\$251.05	\$251.05	\$0.00	\$0.00
Area 068b	\$0.00	\$0.00	\$0.00	\$0.00	\$251.05	\$251.05	\$0.00	\$0.00
Area 069	\$0.00	\$0.00	\$249.82	\$398.28	\$260.13	\$908.22	\$860.62	\$860.62
Area 070	\$0.00	\$0.00	\$249.82	\$398.28	\$122.45	\$770.54	\$860.62	\$860.62
Area 071	\$0.00	\$0.00	\$249.82	\$398.28	\$5.44	\$653.53	\$860.62	\$860.62
Area 072	\$0.00	\$0.00	\$249.82	\$398.28	\$5.44	\$653.53	\$860.62	\$860.62
Area 073a	\$0.00	\$0.00	\$249.82	\$398.28	\$314.21	\$962.30	\$860.62	\$860.62
Area 073b	\$0.00	\$0.00	\$249.82	\$398.28	\$314.21	\$962.30	\$860.62	\$860.62
Area 074	\$40.22	\$0.00	\$249.82	\$398.28	\$360.41	\$1,048.73	\$860.62	\$860.62
Area 075a	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$165.01	\$7,865.17	\$860.62	\$860.62
Area 075b	\$0.00	\$0.00	\$249.82	\$398.28	\$165.01	\$813.10	\$860.62	\$860.62
Area 076a	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$39.08	\$7,739.24	\$860.62	\$860.62
Area 076b	\$0.00	\$0.00	\$249.82	\$398.28	\$39.08	\$687.17	\$860.62	\$860.62
Area 077	\$0.00	\$0.00	\$249.82	\$398.28	\$24.49	\$672.58	\$860.62	\$860.62
Area 078	\$0.00	\$0.00	\$249.82	\$398.28	\$291.67	\$939.76	\$860.62	\$860.62
Area 079	\$83.49	\$5,066.94	\$249.82	\$2,383.40	\$404.34	\$8,187.99	\$860.62	\$860.62
Area 080	\$17.63	\$5,066.94	\$249.82	\$2,383.40	\$175.93	\$7,893.73	\$860.62	\$860.62
Area 081	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$39.08	\$7,739.24	\$860.62	\$860.62
Area 082	\$0.00	\$0.00	\$249.82	\$398.28	\$24.49	\$672.58	\$860.62	\$860.62
Area 083a	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$120.39	\$7,820.55	\$860.62	\$860.62
Area 083b	\$0.00	\$0.00	\$249.82	\$398.28	\$120.39	\$768.48	\$860.62	\$860.62
Area 084a	\$65.86	\$5,066.94	\$249.82	\$2,383.40	\$173.88	\$7,939.90	\$860.62	\$860.62
Area 084b	\$65.86	\$0.00	\$249.82	\$398.28	\$173.88	\$887.83	\$860.62	\$860.62
Area 085	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$58.93	\$7,759.09	\$860.62	\$860.62
Area 086	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$39.08	\$7,739.24	\$860.62	\$860.62
Area 087	\$0.00	\$0.00	\$249.82	\$398.28	\$24.49	\$672.58	\$860.62	\$860.62
Area 088	\$0.00	\$0.00	\$249.82	\$398.28	\$62.67	\$710.76	\$860.62	\$860.62
Area 089	\$0.00	\$0.00	\$249.82	\$398.28	\$73.60	\$721.69	\$860.62	\$860.62
Area 090a	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$16.37	\$7,716.53	\$860.62	\$860.62
Area 090b	\$0.00	\$0.00	\$249.82	\$398.28	\$16.37	\$664.46	\$860.62	\$860.62
Area 091a	\$0.00	\$5,066.94	\$249.82	\$2,383.40	\$5.44	\$7,705.60	\$860.62	\$860.62
Area 091b	\$0.00	\$0.00	\$249.82	\$398.28	\$5.44	\$653.53	\$860.62	\$860.62
Area 092	\$0.00	\$0.00	\$249.82	\$398.28	\$5.44	\$653.53	\$860.62	\$860.62

* Levies have been indexed to 2019 dollars

Table 7 - Development Contribution Rates for 100 sqm of Major Retail Development

Major Retail								
Area	Development Infrastructure					Community Infrastructure		
	Bike Path	Drainage	Education Facility	Open Space	Road	Total Development Infrastructure Charge	Community Facility	Total Community Infrastructure Charge
	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space
Area 001a		\$0.00			\$0.00	\$0.00		\$0.00
Area 001b		\$0.00			\$0.00	\$0.00		\$0.00
Area 002a		\$0.00			\$0.00	\$0.00		\$0.00
Area 002b		\$0.00			\$0.00	\$0.00		\$0.00
Area 003a		\$0.00			\$0.00	\$0.00		\$0.00

Area 003b		\$0.00		\$0.00	\$0.00	\$0.00
Area 004a		\$0.00		\$0.00	\$0.00	\$0.00
Area 004b		\$0.00		\$0.00	\$0.00	\$0.00
Area 005a		\$0.00		\$0.00	\$0.00	\$0.00
Area 005b		\$0.00		\$0.00	\$0.00	\$0.00
Area 006		\$0.00		\$0.00	\$0.00	\$0.00
Area 007		\$0.00		\$0.00	\$0.00	\$0.00
Area 008		\$0.00		\$0.00	\$0.00	\$0.00
Area 009		\$0.00		\$0.00	\$0.00	\$0.00
Area 010		\$0.00		\$0.00	\$0.00	\$0.00
Area 011		\$0.00		\$0.00	\$0.00	\$0.00
Area 012		\$0.00		\$0.00	\$0.00	\$0.00
Area 013		\$0.00		\$0.00	\$0.00	\$0.00
Area 014		\$0.00		\$0.00	\$0.00	\$0.00
Area 015		\$0.00		\$0.00	\$0.00	\$0.00
Area 016		\$0.00		\$0.00	\$0.00	\$0.00
Area 017a		\$0.00		\$0.00	\$0.00	\$0.00
Area 017b		\$0.00		\$0.00	\$0.00	\$0.00
Area 018a		\$0.00		\$436.18	\$436.18	\$0.00
Area 018b		\$0.00		\$436.18	\$436.18	\$0.00
Area 019a		\$0.00		\$984.89	\$984.89	\$0.00
Area 019b		\$0.00		\$984.89	\$984.89	\$0.00
Area 020a		\$0.00		\$1,896.09	\$1,896.09	\$0.00
Area 020b		\$0.00		\$1,896.09	\$1,896.09	\$0.00
Area 021a		\$0.00		\$17.34	\$17.34	\$0.00
Area 021b		\$0.00		\$17.34	\$17.34	\$0.00
Area 022a		\$0.00		\$17.34	\$17.34	\$0.00
Area 022b		\$0.00		\$17.34	\$17.34	\$0.00
Area 023		\$0.00		\$304.36	\$304.36	\$0.00
Area 024a		\$0.00		\$17.34	\$17.34	\$0.00
Area 024b		\$0.00		\$17.34	\$17.34	\$0.00
Area 025a		\$0.00		\$309.66	\$309.66	\$0.00
Area 025b		\$0.00		\$309.66	\$309.66	\$0.00
Area 026a		\$0.00		\$596.68	\$596.68	\$0.00
Area 026b		\$0.00		\$596.68	\$596.68	\$0.00
Area 027a		\$0.00		\$0.00	\$0.00	\$0.00
Area 027b		\$0.00		\$0.00	\$0.00	\$0.00
Area 027c		\$0.00		\$0.00	\$0.00	\$0.00
Area 028		\$0.00		\$0.00	\$0.00	\$0.00
Area 029a		\$0.00		\$0.00	\$0.00	\$0.00
Area 029b		\$0.00		\$0.00	\$0.00	\$0.00
Area 030		\$0.00		\$0.00	\$0.00	\$0.00
Area 031a		\$0.00		\$0.00	\$0.00	\$0.00
Area 031b		\$0.00		\$0.00	\$0.00	\$0.00
Area 032		\$0.00		\$0.00	\$0.00	\$0.00
Area 033a		\$0.00		\$1,459.90	\$1,459.90	\$0.00
Area 033b		\$0.00		\$1,459.90	\$1,459.90	\$0.00
Area 034		\$0.00		\$911.20	\$911.20	\$0.00
Area 035		\$0.00		\$993.41	\$993.41	\$0.00
Area 036a		\$0.00		\$0.00	\$0.00	\$0.00
Area 036b		\$0.00		\$0.00	\$0.00	\$0.00
Area 037		\$0.00		\$0.00	\$0.00	\$0.00
Area 038a		\$0.00		\$309.66	\$309.66	\$0.00
Area 038b		\$0.00		\$309.66	\$309.66	\$0.00
Area 039		\$0.00		\$596.68	\$596.68	\$0.00
Area 040*		\$0.00		\$6,615.29	\$6,615.29	\$0.00
Area 041*		\$0.00		\$11,135.71	\$11,135.71	\$0.00
Area 042*		\$0.00		\$6,647.75	\$6,647.75	\$0.00
Area 043*		\$0.00		\$2,127.33	\$2,127.33	\$0.00
Area 044*		\$0.00		\$0.00	\$0.00	\$0.00
Area 045*		\$0.00		\$2,909.79	\$2,909.79	\$0.00
Area 046*		\$0.00		\$11,002.54	\$11,002.54	\$0.00
Area 047a*		\$7,406.90		\$19,243.67	\$26,650.57	\$0.00
Area 047b*		\$0.00		\$19,243.67	\$19,243.67	\$0.00
Area 048a*		\$7,406.90		\$11,845.93	\$19,252.83	\$0.00
Area 048b*		\$0.00		\$11,845.93	\$11,845.93	\$0.00
Area 049*		\$0.00		\$3,223.03	\$3,223.03	\$0.00
Area 050*		\$0.00		\$2,909.79	\$2,909.79	\$0.00
Area 051*		\$0.00		\$11,002.54	\$11,002.54	\$0.00

Area 052a*		\$7,406.90		\$19,243.67	\$26,650.57		\$0.00
Area 052b*		\$0.00		\$19,243.67	\$19,243.67		\$0.00
Area 053a*		\$7,406.90		\$11,845.93	\$19,252.83		\$0.00
Area 053b*		\$0.00		\$11,845.93	\$11,845.93		\$0.00
Area 054*		\$0.00		\$3,223.03	\$3,223.03		\$0.00
Area 055*		\$0.00		\$0.00	\$0.00		\$0.00
Area 056*		\$0.00		\$0.00	\$0.00		\$0.00
Area 057*		\$0.00		\$0.00	\$0.00		\$0.00
Area 058*		\$0.00		\$2,127.33	\$2,127.33		\$0.00
Area 059*		\$0.00		\$3,881.49	\$3,881.49		\$0.00
Area 060*		\$0.00		\$3,881.49	\$3,881.49		\$0.00
Area 061*		\$0.00		\$2,127.33	\$2,127.33		\$0.00
Area 062*		\$0.00		\$0.00	\$0.00		\$0.00
Area 063*		\$0.00		\$771.08	\$771.08		\$0.00
Area 064*		\$0.00		\$771.08	\$771.08		\$0.00
Area 065*		\$0.00		\$771.08	\$771.08		\$0.00
Area 066*		\$0.00		\$0.00	\$0.00		\$0.00
Area 067*		\$0.00		\$0.00	\$0.00		\$0.00
Area 068a		\$0.00		\$1,321.31	\$1,321.31		\$0.00
Area 068b		\$0.00		\$1,321.31	\$1,321.31		\$0.00
Area 069		\$0.00		\$1,369.09	\$1,369.09		\$0.00
Area 070		\$0.00		\$644.45	\$644.45		\$0.00
Area 071		\$0.00		\$28.62	\$28.62		\$0.00
Area 072		\$0.00		\$28.62	\$28.62		\$0.00
Area 073a		\$0.00		\$1,653.74	\$1,653.74		\$0.00
Area 073b		\$0.00		\$1,653.74	\$1,653.74		\$0.00
Area 074		\$0.00		\$1,896.89	\$1,896.89		\$0.00
Area 075a		\$2,814.97		\$868.45	\$3,683.42		\$0.00
Area 075b		\$0.00		\$868.45	\$868.45		\$0.00
Area 076a		\$2,814.97		\$205.66	\$3,020.63		\$0.00
Area 076b		\$0.00		\$205.66	\$205.66		\$0.00
Area 077		\$0.00		\$128.90	\$128.90		\$0.00
Area 078		\$0.00		\$1,535.10	\$1,535.10		\$0.00
Area 079		\$2,814.97		\$2,128.09	\$4,943.06		\$0.00
Area 080		\$2,814.97		\$925.97	\$3,740.94		\$0.00
Area 081		\$2,814.97		\$205.66	\$3,020.63		\$0.00
Area 082		\$0.00		\$128.90	\$128.90		\$0.00
Area 083a		\$2,814.97		\$633.63	\$3,448.60		\$0.00
Area 083b		\$0.00		\$633.63	\$633.63		\$0.00
Area 084a		\$2,814.97		\$915.15	\$3,730.12		\$0.00
Area 084b		\$0.00		\$915.15	\$915.15		\$0.00
Area 085		\$2,814.97		\$310.14	\$3,125.11		\$0.00
Area 086		\$2,814.97		\$205.66	\$3,020.63		\$0.00
Area 087		\$0.00		\$128.90	\$128.90		\$0.00
Area 088		\$0.00		\$329.82	\$329.82		\$0.00
Area 089		\$0.00		\$387.34	\$387.34		\$0.00
Area 090a		\$2,814.97		\$86.14	\$2,901.11		\$0.00
Area 090b		\$0.00		\$86.14	\$86.14		\$0.00
Area 091a		\$2,814.97		\$28.62	\$2,843.59		\$0.00
Area 091b		\$0.00		\$28.62	\$28.62		\$0.00
Area 092		\$0.00		\$28.62	\$28.62		\$0.00

* Levies have been indexed to 2019 dollars

Major Retail refers to all forms of retailing (on land zoned for retail use) but does not include Local Shop as defined in this DCP. Major Retailing includes shopping centres, bulky goods retailing and fast food premises.

Table 8 – Development Contribution Rates for 100 sqm of Local Shop Development

Local Shop								
Area	Development Infrastructure					Community Infrastructure		
	Bike Path	Drainage	Education Facility	Open Space	Road	Total Development Infrastructure Charge	Community Facility	Total Community Infrastructure Charge
	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space
Area 001a		\$0.00			\$0.00	\$0.00		\$0.00
Area 001b		\$0.00			\$0.00	\$0.00		\$0.00
Area 002a		\$0.00			\$0.00	\$0.00		\$0.00
Area 002b		\$0.00			\$0.00	\$0.00		\$0.00
Area 003a		\$0.00			\$0.00	\$0.00		\$0.00
Area 003b		\$0.00			\$0.00	\$0.00		\$0.00
Area 004a		\$0.00			\$0.00	\$0.00		\$0.00
Area 004b		\$0.00			\$0.00	\$0.00		\$0.00
Area 005a		\$0.00			\$0.00	\$0.00		\$0.00
Area 005b		\$0.00			\$0.00	\$0.00		\$0.00
Area 006		\$0.00			\$0.00	\$0.00		\$0.00
Area 007		\$0.00			\$0.00	\$0.00		\$0.00
Area 008		\$0.00			\$0.00	\$0.00		\$0.00
Area 009		\$0.00			\$0.00	\$0.00		\$0.00
Area 010		\$0.00			\$0.00	\$0.00		\$0.00
Area 011		\$0.00			\$0.00	\$0.00		\$0.00
Area 012		\$0.00			\$0.00	\$0.00		\$0.00
Area 013		\$0.00			\$0.00	\$0.00		\$0.00
Area 014		\$0.00			\$0.00	\$0.00		\$0.00
Area 015		\$0.00			\$0.00	\$0.00		\$0.00
Area 016		\$0.00			\$0.00	\$0.00		\$0.00
Area 017a		\$0.00			\$0.00	\$0.00		\$0.00
Area 017b		\$0.00			\$0.00	\$0.00		\$0.00
Area 018a		\$0.00			\$103.59	\$103.59		\$0.00
Area 018b		\$0.00			\$103.59	\$103.59		\$0.00
Area 019a		\$0.00			\$233.91	\$233.91		\$0.00
Area 019b		\$0.00			\$233.91	\$233.91		\$0.00
Area 020a		\$0.00			\$450.32	\$450.32		\$0.00
Area 020b		\$0.00			\$450.32	\$450.32		\$0.00
Area 021a		\$0.00			\$4.12	\$4.12		\$0.00
Area 021b		\$0.00			\$4.12	\$4.12		\$0.00
Area 022a		\$0.00			\$4.12	\$4.12		\$0.00
Area 022b		\$0.00			\$4.12	\$4.12		\$0.00
Area 023		\$0.00			\$72.29	\$72.29		\$0.00
Area 024a		\$0.00			\$4.12	\$4.12		\$0.00
Area 024b		\$0.00			\$4.12	\$4.12		\$0.00
Area 025a		\$0.00			\$73.54	\$73.54		\$0.00
Area 025b		\$0.00			\$73.54	\$73.54		\$0.00
Area 026a		\$0.00			\$141.71	\$141.71		\$0.00
Area 026b		\$0.00			\$141.71	\$141.71		\$0.00
Area 027a		\$0.00			\$0.00	\$0.00		\$0.00
Area 027b		\$0.00			\$0.00	\$0.00		\$0.00
Area 027c		\$0.00			\$0.00	\$0.00		\$0.00
Area 028		\$0.00			\$0.00	\$0.00		\$0.00
Area 029a		\$0.00			\$0.00	\$0.00		\$0.00
Area 029b		\$0.00			\$0.00	\$0.00		\$0.00
Area 030		\$0.00			\$0.00	\$0.00		\$0.00
Area 031a		\$0.00			\$0.00	\$0.00		\$0.00
Area 031b		\$0.00			\$0.00	\$0.00		\$0.00
Area 032		\$0.00			\$0.00	\$0.00		\$0.00
Area 033a		\$0.00			\$346.73	\$346.73		\$0.00
Area 033b		\$0.00			\$346.73	\$346.73		\$0.00
Area 034		\$0.00			\$216.41	\$216.41		\$0.00

Area 035		\$0.00		\$235.94	\$235.94		\$0.00
Area 036a		\$0.00		\$0.00	\$0.00		\$0.00
Area 036b		\$0.00		\$0.00	\$0.00		\$0.00
Area 037		\$0.00		\$0.00	\$0.00		\$0.00
Area 038a		\$0.00		\$73.54	\$73.54		\$0.00
Area 038b		\$0.00		\$73.54	\$73.54		\$0.00
Area 039		\$0.00		\$141.71	\$141.71		\$0.00
Area 040*		\$0.00		\$1,571.13	\$1,571.13		\$0.00
Area 041*		\$0.00		\$2,644.73	\$2,644.73		\$0.00
Area 042*		\$0.00		\$1,578.84	\$1,578.84		\$0.00
Area 043*		\$0.00		\$505.24	\$505.24		\$0.00
Area 044*		\$0.00		\$0.00	\$0.00		\$0.00
Area 045*		\$0.00		\$691.07	\$691.07		\$0.00
Area 046*		\$0.00		\$2,613.10	\$2,613.10		\$0.00
Area 047a*		\$7,406.90		\$4,570.37	\$11,977.27		\$0.00
Area 047b*		\$0.00		\$4,570.37	\$4,570.37		\$0.00
Area 048a*		\$7,406.90		\$2,813.41	\$10,220.30		\$0.00
Area 048b*		\$0.00		\$2,813.41	\$2,813.41		\$0.00
Area 049*		\$0.00		\$765.47	\$765.47		\$0.00
Area 050*		\$0.00		\$691.07	\$691.07		\$0.00
Area 051*		\$0.00		\$2,613.10	\$2,613.10		\$0.00
Area 052a*		\$7,406.90		\$4,570.37	\$11,977.27		\$0.00
Area 052b*		\$0.00		\$4,570.37	\$4,570.37		\$0.00
Area 053a*		\$7,406.90		\$2,813.41	\$10,220.30		\$0.00
Area 053b*		\$0.00		\$2,813.41	\$2,813.41		\$0.00
Area 054*		\$0.00		\$765.47	\$765.47		\$0.00
Area 055*		\$0.00		\$0.00	\$0.00		\$0.00
Area 056*		\$0.00		\$0.00	\$0.00		\$0.00
Area 057*		\$0.00		\$0.00	\$0.00		\$0.00
Area 058*		\$0.00		\$505.24	\$505.24		\$0.00
Area 059*		\$0.00		\$921.85	\$921.85		\$0.00
Area 060*		\$0.00		\$921.85	\$921.85		\$0.00
Area 061*		\$0.00		\$505.24	\$505.24		\$0.00
Area 062*		\$0.00		\$0.00	\$0.00		\$0.00
Area 063*		\$0.00		\$183.13	\$183.13		\$0.00
Area 064*		\$0.00		\$183.13	\$183.13		\$0.00
Area 065*		\$0.00		\$183.13	\$183.13		\$0.00
Area 066*		\$0.00		\$0.00	\$0.00		\$0.00
Area 067*		\$0.00		\$0.00	\$0.00		\$0.00
Area 068a		\$0.00		\$313.81	\$313.81		\$0.00
Area 068b		\$0.00		\$313.81	\$313.81		\$0.00
Area 069		\$0.00		\$325.16	\$325.16		\$0.00
Area 070		\$0.00		\$153.06	\$153.06		\$0.00
Area 071		\$0.00		\$6.80	\$6.80		\$0.00
Area 072		\$0.00		\$6.80	\$6.80		\$0.00
Area 073a		\$0.00		\$392.76	\$392.76		\$0.00
Area 073b		\$0.00		\$392.76	\$392.76		\$0.00
Area 074		\$0.00		\$450.51	\$450.51		\$0.00
Area 075a		\$2,814.97		\$206.26	\$3,021.23		\$0.00
Area 075b		\$0.00		\$206.26	\$206.26		\$0.00
Area 076a		\$2,814.97		\$48.84	\$2,863.81		\$0.00
Area 076b		\$0.00		\$48.84	\$48.84		\$0.00
Area 077		\$0.00		\$30.61	\$30.61		\$0.00
Area 078		\$0.00		\$364.59	\$364.59		\$0.00
Area 079		\$2,814.97		\$505.42	\$3,320.39		\$0.00
Area 080		\$2,814.97		\$219.92	\$3,034.89		\$0.00
Area 081		\$2,814.97		\$48.84	\$2,863.81		\$0.00
Area 082		\$0.00		\$30.61	\$30.61		\$0.00
Area 083a		\$2,814.97		\$150.49	\$2,965.46		\$0.00
Area 083b		\$0.00		\$150.49	\$150.49		\$0.00
Area 084a		\$2,814.97		\$217.35	\$3,032.32		\$0.00
Area 084b		\$0.00		\$217.35	\$217.35		\$0.00
Area 085		\$2,814.97		\$73.66	\$2,888.63		\$0.00
Area 086		\$2,814.97		\$48.84	\$2,863.81		\$0.00
Area 087		\$0.00		\$30.61	\$30.61		\$0.00
Area 088		\$0.00		\$78.33	\$78.33		\$0.00
Area 089		\$0.00		\$91.99	\$91.99		\$0.00
Area 090a		\$2,814.97		\$20.46	\$2,835.43		\$0.00
Area 090b		\$0.00		\$20.46	\$20.46		\$0.00

Area 091a		\$2,814.97			\$6.80	\$2,821.77		\$0.00
Area 091b		\$0.00			\$6.80	\$6.80		\$0.00
Area 092		\$0.00			\$6.80	\$6.80		\$0.00

* Levies have been indexed to 2019 dollars

A Local Shop is a single tenant commercial premises as permitted in a Residential 1 (R1Z) zone.

Table 9 – Development Contribution Rates for 100 sqm of Office Development

Office								
Area	Development Infrastructure					Community Infrastructure		
	Bike Path	Drainage	Education Facility	Open Space	Road	Total Development Infrastructure Charge	Community Facility	Total Community Infrastructure Charge
	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space
Area 001a		\$0.00			\$0.00	\$0.00		\$0.00
Area 001b		\$0.00			\$0.00	\$0.00		\$0.00
Area 002a		\$0.00			\$0.00	\$0.00		\$0.00
Area 002b		\$0.00			\$0.00	\$0.00		\$0.00
Area 003a		\$0.00			\$0.00	\$0.00		\$0.00
Area 003b		\$0.00			\$0.00	\$0.00		\$0.00
Area 004a		\$0.00			\$0.00	\$0.00		\$0.00
Area 004b		\$0.00			\$0.00	\$0.00		\$0.00
Area 005a		\$0.00			\$0.00	\$0.00		\$0.00
Area 005b		\$0.00			\$0.00	\$0.00		\$0.00
Area 006		\$0.00			\$0.00	\$0.00		\$0.00
Area 007		\$0.00			\$0.00	\$0.00		\$0.00
Area 008		\$0.00			\$0.00	\$0.00		\$0.00
Area 009		\$0.00			\$0.00	\$0.00		\$0.00
Area 010		\$0.00			\$0.00	\$0.00		\$0.00
Area 011		\$0.00			\$0.00	\$0.00		\$0.00
Area 012		\$0.00			\$0.00	\$0.00		\$0.00
Area 013		\$0.00			\$0.00	\$0.00		\$0.00
Area 014		\$0.00			\$0.00	\$0.00		\$0.00
Area 015		\$0.00			\$0.00	\$0.00		\$0.00
Area 016		\$0.00			\$0.00	\$0.00		\$0.00
Area 017a		\$0.00			\$0.00	\$0.00		\$0.00
Area 017b		\$0.00			\$0.00	\$0.00		\$0.00
Area 018a		\$0.00			\$68.49	\$68.49		\$0.00
Area 018b		\$0.00			\$68.49	\$68.49		\$0.00
Area 019a		\$0.00			\$154.65	\$154.65		\$0.00
Area 019b		\$0.00			\$154.65	\$154.65		\$0.00
Area 020a		\$0.00			\$297.73	\$297.73		\$0.00
Area 020b		\$0.00			\$297.73	\$297.73		\$0.00
Area 021a		\$0.00			\$2.72	\$2.72		\$0.00
Area 021b		\$0.00			\$2.72	\$2.72		\$0.00
Area 022a		\$0.00			\$2.72	\$2.72		\$0.00
Area 022b		\$0.00			\$2.72	\$2.72		\$0.00
Area 023		\$0.00			\$47.79	\$47.79		\$0.00
Area 024a		\$0.00			\$2.72	\$2.72		\$0.00
Area 024b		\$0.00			\$2.72	\$2.72		\$0.00
Area 025a		\$0.00			\$48.62	\$48.62		\$0.00
Area 025b		\$0.00			\$48.62	\$48.62		\$0.00
Area 026a		\$0.00			\$93.69	\$93.69		\$0.00
Area 026b		\$0.00			\$93.69	\$93.69		\$0.00
Area 027a		\$0.00			\$0.00	\$0.00		\$0.00
Area 027b		\$0.00			\$0.00	\$0.00		\$0.00
Area 027c		\$0.00			\$0.00	\$0.00		\$0.00
Area 028		\$0.00			\$0.00	\$0.00		\$0.00
Area 029a		\$0.00			\$0.00	\$0.00		\$0.00
Area 029b		\$0.00			\$0.00	\$0.00		\$0.00

Area 030		\$0.00		\$0.00	\$0.00	\$0.00
Area 031a		\$0.00		\$0.00	\$0.00	\$0.00
Area 031b		\$0.00		\$0.00	\$0.00	\$0.00
Area 032		\$0.00		\$0.00	\$0.00	\$0.00
Area 033a		\$0.00		\$229.24	\$229.24	\$0.00
Area 033b		\$0.00		\$229.24	\$229.24	\$0.00
Area 034		\$0.00		\$143.08	\$143.08	\$0.00
Area 035		\$0.00		\$155.99	\$155.99	\$0.00
Area 036a		\$0.00		\$0.00	\$0.00	\$0.00
Area 036b		\$0.00		\$0.00	\$0.00	\$0.00
Area 037		\$0.00		\$0.00	\$0.00	\$0.00
Area 038a		\$0.00		\$48.62	\$48.62	\$0.00
Area 038b		\$0.00		\$48.62	\$48.62	\$0.00
Area 039		\$0.00		\$93.69	\$93.69	\$0.00
Area 040*		\$0.00		\$1,038.76	\$1,038.76	\$0.00
Area 041*		\$0.00		\$1,748.58	\$1,748.58	\$0.00
Area 042*		\$0.00		\$1,043.86	\$1,043.86	\$0.00
Area 043*		\$0.00		\$334.04	\$334.04	\$0.00
Area 044*		\$0.00		\$0.00	\$0.00	\$0.00
Area 045*		\$0.00		\$456.91	\$456.91	\$0.00
Area 046*		\$0.00		\$1,727.67	\$1,727.67	\$0.00
Area 047a*	\$4,937.93			\$3,021.73	\$7,959.66	\$0.00
Area 047b*	\$0.00			\$3,021.73	\$3,021.73	\$0.00
Area 048a*	\$4,937.93			\$1,860.10	\$6,798.04	\$0.00
Area 048b*	\$0.00			\$1,860.10	\$1,860.10	\$0.00
Area 049*	\$0.00			\$506.10	\$506.10	\$0.00
Area 050*	\$0.00			\$456.91	\$456.91	\$0.00
Area 051*	\$0.00			\$1,727.67	\$1,727.67	\$0.00
Area 052a*	\$4,937.93			\$3,021.73	\$7,959.66	\$0.00
Area 052b*	\$0.00			\$3,021.73	\$3,021.73	\$0.00
Area 053a*	\$4,937.93			\$1,860.10	\$6,798.04	\$0.00
Area 053b*	\$0.00			\$1,860.10	\$1,860.10	\$0.00
Area 054*	\$0.00			\$506.10	\$506.10	\$0.00
Area 055*	\$0.00			\$0.00	\$0.00	\$0.00
Area 056*	\$0.00			\$0.00	\$0.00	\$0.00
Area 057*	\$0.00			\$0.00	\$0.00	\$0.00
Area 058*	\$0.00			\$334.04	\$334.04	\$0.00
Area 059*	\$0.00			\$609.49	\$609.49	\$0.00
Area 060*	\$0.00			\$609.49	\$609.49	\$0.00
Area 061*	\$0.00			\$334.04	\$334.04	\$0.00
Area 062*	\$0.00			\$0.00	\$0.00	\$0.00
Area 063*	\$0.00			\$121.08	\$121.08	\$0.00
Area 064*	\$0.00			\$121.08	\$121.08	\$0.00
Area 065*	\$0.00			\$121.08	\$121.08	\$0.00
Area 066*	\$0.00			\$0.00	\$0.00	\$0.00
Area 067*	\$0.00			\$0.00	\$0.00	\$0.00
Area 068a	\$0.00			\$207.48	\$207.48	\$0.00
Area 068b	\$0.00			\$207.48	\$207.48	\$0.00
Area 069	\$0.00			\$214.98	\$214.98	\$0.00
Area 070	\$0.00			\$101.19	\$101.19	\$0.00
Area 071	\$0.00			\$4.49	\$4.49	\$0.00
Area 072	\$0.00			\$4.49	\$4.49	\$0.00
Area 073a	\$0.00			\$259.68	\$259.68	\$0.00
Area 073b	\$0.00			\$259.68	\$259.68	\$0.00
Area 074	\$0.00			\$297.86	\$297.86	\$0.00
Area 075a	\$1,876.65			\$136.37	\$2,013.01	\$0.00
Area 075b	\$0.00			\$136.37	\$136.37	\$0.00
Area 076a	\$1,876.65			\$32.29	\$1,908.94	\$0.00
Area 076b	\$0.00			\$32.29	\$32.29	\$0.00
Area 077	\$0.00			\$20.24	\$20.24	\$0.00
Area 078	\$0.00			\$241.05	\$241.05	\$0.00
Area 079	\$1,876.65			\$334.16	\$2,210.81	\$0.00
Area 080	\$1,876.65			\$145.40	\$2,022.05	\$0.00
Area 081	\$1,876.65			\$32.29	\$1,908.94	\$0.00
Area 082	\$0.00			\$20.24	\$20.24	\$0.00
Area 083a	\$1,876.65			\$99.50	\$1,976.14	\$0.00
Area 083b	\$0.00			\$99.50	\$99.50	\$0.00
Area 084a	\$1,876.65			\$143.70	\$2,020.35	\$0.00
Area 084b	\$0.00			\$143.70	\$143.70	\$0.00

Area 085		\$1,876.65			\$48.70	\$1,925.35		\$0.00
Area 086		\$1,876.65			\$32.29	\$1,908.94		\$0.00
Area 087		\$0.00			\$20.24	\$20.24		\$0.00
Area 088		\$0.00			\$51.79	\$51.79		\$0.00
Area 089		\$0.00			\$60.82	\$60.82		\$0.00
Area 090a		\$1,876.65			\$13.53	\$1,890.17		\$0.00
Area 090b		\$0.00			\$13.53	\$13.53		\$0.00
Area 091a		\$1,876.65			\$4.49	\$1,881.14		\$0.00
Area 091b		\$0.00			\$4.49	\$4.49		\$0.00
Area 092		\$0.00			\$4.49	\$4.49		\$0.00

* Levies have been indexed to 2019 dollars

Table 10 – Development Contribution Rates for 100 sqm of Industrial Development

Industrial								
Area	Development Infrastructure						Community Infrastructure	
	Bike Path	Drainage	Education Facility	Open Space	Road	Total Development Infrastructure Charge	Community Facility	Total Community Infrastructure Charge
	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space	Per 100 sqm Leaseable Space
Area 001a		\$0.00			\$0.00	\$0.00		\$0.00
Area 001b		\$0.00			\$0.00	\$0.00		\$0.00
Area 002a		\$0.00			\$0.00	\$0.00		\$0.00
Area 002b		\$0.00			\$0.00	\$0.00		\$0.00
Area 003a		\$0.00			\$0.00	\$0.00		\$0.00
Area 003b		\$0.00			\$0.00	\$0.00		\$0.00
Area 004a		\$0.00			\$0.00	\$0.00		\$0.00
Area 004b		\$0.00			\$0.00	\$0.00		\$0.00
Area 005a		\$0.00			\$0.00	\$0.00		\$0.00
Area 005b		\$0.00			\$0.00	\$0.00		\$0.00
Area 006		\$0.00			\$0.00	\$0.00		\$0.00
Area 007		\$0.00			\$0.00	\$0.00		\$0.00
Area 008		\$0.00			\$0.00	\$0.00		\$0.00
Area 009		\$0.00			\$0.00	\$0.00		\$0.00
Area 010		\$0.00			\$0.00	\$0.00		\$0.00
Area 011		\$0.00			\$0.00	\$0.00		\$0.00
Area 012		\$0.00			\$0.00	\$0.00		\$0.00
Area 013		\$0.00			\$0.00	\$0.00		\$0.00
Area 014		\$0.00			\$0.00	\$0.00		\$0.00
Area 015		\$0.00			\$0.00	\$0.00		\$0.00
Area 016		\$0.00			\$0.00	\$0.00		\$0.00
Area 017a		\$0.00			\$0.00	\$0.00		\$0.00
Area 017b		\$0.00			\$0.00	\$0.00		\$0.00
Area 018a		\$0.00			\$68.49	\$68.49		\$0.00
Area 018b		\$0.00			\$68.49	\$68.49		\$0.00
Area 019a		\$0.00			\$154.65	\$154.65		\$0.00
Area 019b		\$0.00			\$154.65	\$154.65		\$0.00
Area 020a		\$0.00			\$297.73	\$297.73		\$0.00
Area 020b		\$0.00			\$297.73	\$297.73		\$0.00
Area 021a		\$0.00			\$2.72	\$2.72		\$0.00
Area 021b		\$0.00			\$2.72	\$2.72		\$0.00
Area 022a		\$0.00			\$2.72	\$2.72		\$0.00
Area 022b		\$0.00			\$2.72	\$2.72		\$0.00
Area 023		\$0.00			\$47.79	\$47.79		\$0.00
Area 024a		\$0.00			\$2.72	\$2.72		\$0.00
Area 024b		\$0.00			\$2.72	\$2.72		\$0.00
Area 025a		\$0.00			\$48.62	\$48.62		\$0.00
Area 025b		\$0.00			\$48.62	\$48.62		\$0.00

Area 026a		\$0.00		\$93.69	\$93.69		\$0.00
Area 026b		\$0.00		\$93.69	\$93.69		\$0.00
Area 027a		\$0.00		\$0.00	\$0.00		\$0.00
Area 027b		\$0.00		\$0.00	\$0.00		\$0.00
Area 027c		\$0.00		\$0.00	\$0.00		\$0.00
Area 028		\$0.00		\$0.00	\$0.00		\$0.00
Area 029a		\$0.00		\$0.00	\$0.00		\$0.00
Area 029b		\$0.00		\$0.00	\$0.00		\$0.00
Area 030		\$0.00		\$0.00	\$0.00		\$0.00
Area 031a		\$0.00		\$0.00	\$0.00		\$0.00
Area 031b		\$0.00		\$0.00	\$0.00		\$0.00
Area 032		\$0.00		\$0.00	\$0.00		\$0.00
Area 033a		\$0.00		\$229.24	\$229.24		\$0.00
Area 033b		\$0.00		\$229.24	\$229.24		\$0.00
Area 034		\$0.00		\$143.08	\$143.08		\$0.00
Area 035		\$0.00		\$155.99	\$155.99		\$0.00
Area 036a		\$0.00		\$0.00	\$0.00		\$0.00
Area 036b		\$0.00		\$0.00	\$0.00		\$0.00
Area 037		\$0.00		\$0.00	\$0.00		\$0.00
Area 038a		\$0.00		\$48.62	\$48.62		\$0.00
Area 038b		\$0.00		\$48.62	\$48.62		\$0.00
Area 039		\$0.00		\$93.69	\$93.69		\$0.00
Area 040*		\$0.00		\$1,038.76	\$1,038.76		\$0.00
Area 041*		\$0.00		\$1,748.58	\$1,748.58		\$0.00
Area 042*		\$0.00		\$1,043.86	\$1,043.86		\$0.00
Area 043*		\$0.00		\$334.04	\$334.04		\$0.00
Area 044*		\$0.00		\$0.00	\$0.00		\$0.00
Area 045*		\$0.00		\$456.91	\$456.91		\$0.00
Area 046*		\$0.00		\$1,727.67	\$1,727.67		\$0.00
Area 047a*	\$4,937.93			\$3,021.73	\$7,959.66		\$0.00
Area 047b*	\$0.00			\$3,021.73	\$3,021.73		\$0.00
Area 048a*	\$4,937.93			\$1,860.10	\$6,798.04		\$0.00
Area 048b*	\$0.00			\$1,860.10	\$1,860.10		\$0.00
Area 049*	\$0.00			\$506.10	\$506.10		\$0.00
Area 050*	\$0.00			\$456.91	\$456.91		\$0.00
Area 051*	\$0.00			\$1,727.67	\$1,727.67		\$0.00
Area 052a*	\$4,937.93			\$3,021.73	\$7,959.66		\$0.00
Area 052b*	\$0.00			\$3,021.73	\$3,021.73		\$0.00
Area 053a*	\$4,937.93			\$1,860.10	\$6,798.04		\$0.00
Area 053b*	\$0.00			\$1,860.10	\$1,860.10		\$0.00
Area 054*	\$0.00			\$506.10	\$506.10		\$0.00
Area 055*	\$0.00			\$0.00	\$0.00		\$0.00
Area 056*	\$0.00			\$0.00	\$0.00		\$0.00
Area 057*	\$0.00			\$0.00	\$0.00		\$0.00
Area 058*	\$0.00			\$334.04	\$334.04		\$0.00
Area 059*	\$0.00			\$609.49	\$609.49		\$0.00
Area 060*	\$0.00			\$609.49	\$609.49		\$0.00
Area 061*	\$0.00			\$334.04	\$334.04		\$0.00
Area 062*	\$0.00			\$0.00	\$0.00		\$0.00
Area 063*	\$0.00			\$121.08	\$121.08		\$0.00
Area 064*	\$0.00			\$121.08	\$121.08		\$0.00
Area 065*	\$0.00			\$121.08	\$121.08		\$0.00
Area 066*	\$0.00			\$0.00	\$0.00		\$0.00
Area 067*	\$0.00			\$0.00	\$0.00		\$0.00
Area 068a	\$0.00			\$207.48	\$207.48		\$0.00
Area 068b	\$0.00			\$207.48	\$207.48		\$0.00
Area 069	\$0.00			\$214.98	\$214.98		\$0.00
Area 070	\$0.00			\$101.19	\$101.19		\$0.00
Area 071	\$0.00			\$4.49	\$4.49		\$0.00
Area 072	\$0.00			\$4.49	\$4.49		\$0.00
Area 073a	\$0.00			\$259.68	\$259.68		\$0.00
Area 073b	\$0.00			\$259.68	\$259.68		\$0.00
Area 074	\$0.00			\$297.86	\$297.86		\$0.00
Area 075a	\$1,876.65			\$136.37	\$2,013.01		\$0.00
Area 075b	\$0.00			\$136.37	\$136.37		\$0.00
Area 076a	\$1,876.65			\$32.29	\$1,908.94		\$0.00
Area 076b	\$0.00			\$32.29	\$32.29		\$0.00
Area 077	\$0.00			\$20.24	\$20.24		\$0.00
Area 078	\$0.00			\$241.05	\$241.05		\$0.00

Area 079		\$1,876.65			\$334.16	\$2,210.81		\$0.00
Area 080		\$1,876.65			\$145.40	\$2,022.05		\$0.00
Area 081		\$1,876.65			\$32.29	\$1,908.94		\$0.00
Area 082		\$0.00			\$20.24	\$20.24		\$0.00
Area 083a		\$1,876.65			\$99.50	\$1,976.14		\$0.00
Area 083b		\$0.00			\$99.50	\$99.50		\$0.00
Area 084a		\$1,876.65			\$143.70	\$2,020.35		\$0.00
Area 084b		\$0.00			\$143.70	\$143.70		\$0.00
Area 085		\$1,876.65			\$48.70	\$1,925.35		\$0.00
Area 086		\$1,876.65			\$32.29	\$1,908.94		\$0.00
Area 087		\$0.00			\$20.24	\$20.24		\$0.00
Area 088		\$0.00			\$51.79	\$51.79		\$0.00
Area 089		\$0.00			\$60.82	\$60.82		\$0.00
Area 090a		\$1,876.65			\$13.53	\$1,890.17		\$0.00
Area 090b		\$0.00			\$13.53	\$13.53		\$0.00
Area 091a		\$1,876.65			\$4.49	\$1,881.14		\$0.00
Area 091b		\$0.00			\$4.49	\$4.49		\$0.00
Area 092		\$0.00			\$4.49	\$4.49		\$0.00

* Levies have been indexed to 2019 dollars

7 Procedural Matters

7.1 Liability for Development Contributions

Proponents of all development types anywhere in the DCP Area shall be liable for development contributions, apart from residential development that has obtained a planning permit prior to the incorporation of this DCP in the Planning Scheme.

Should a development proposal technically fall outside of the Residential, Major Retail, Local Shop, Office and Industrial classifications used in this DCP, Mildura Rural City Council shall determine the most appropriate development charge to be used for the development. Such developments may require a case-by-case assessment of the number of demand units that they represent. This assessment may occur at the time a planning permit is applied for, or at the time a building permit is registered with the Council.

7.2 Method of Payment

Payment of development contributions is to be made in cash.

Council, at its discretion, may consider accepting works or land in lieu of cash contributions, provided the independently assessed value of the works / land in question does not exceed the cash liability of the proponent under this DCP.

Payment for residential subdivision is to be made at the statement of compliance stage for Development Infrastructure. Payment for Community Infrastructure is to be made at the building permit stage.

Payment for all other development requiring a planning permit is to be made at either planning / subdivision stage or building permit stage, at Council's discretion. Should Council elect to charge at subdivision stage, and no information is available at the time on square metres of leaseable space for non-residential development types, the following conversion rates will apply for the purposes of charge calculations:

- Major Retail leaseable space is deemed to equal 40% of lot area;
- Local Shop leaseable space is deemed to equal 60% of lot area;
- Office leaseable space is deemed to equal 60% of lot area; and
- Industrial leaseable space is deemed to equal 40% of lot area.

7.3 Funds Administration

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the Local Government Act 1989 (Part 3b section 46Q(1)(a)). All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

Mildura Rural City Council will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this DCP through a separate set of audited financial statements.

Should Council resolve not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for the provision of additional works, services and facilities as approved by the Minister responsible for the Planning and Environment Act, or will be refunded to developers and/or owners of land subject to these infrastructure charges.

Appendix 1 – Development Conditions

Development conditions by area for Residential, Major Retail, Local Shop, Office and Industrial developments are shown in the following sheets.

This information was derived by Rural City of Mildura for Irymple and Nichols Point for the purpose of this DCP. The data for Mildura South was sourced from the Mildura South DCP.

Area	Development Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL	
Area 001a	Residential dwellings	180	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	
Area 001b	Residential dwellings	4	10	28	36	36	36	28	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	199	
Area 002a	Residential dwellings	269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	269	
Area 002b	Residential dwellings	60	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	
Area 003a	Residential dwellings	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137	
Area 003b	Residential dwellings	147	0	0	0	0	0	0	24	59	59	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	307	
Area 004a	Residential dwellings	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	
Area 004b	Residential dwellings	134	0	0	0	0	0	0	11	27	27	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	207	
Area 005a	Residential dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	55	71	9	0	0	0	0	320	
Area 005b	Residential dwellings	127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	360	
Area 006	Residential dwellings	96	43	33	43	43	43	33	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	380	
Area 007	Residential dwellings	97	46	36	46	46	46	36	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	289	
Area 008	Residential dwellings	94	10	28	36	36	36	28	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	386	
Area 009	Residential dwellings	317	15	0	0	0	0	0	8	20	20	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	401	
Area 010	Residential dwellings	48	0	0	0	0	0	0	0	0	0	0	0	0	35	65	65	65	50	65	8	0	0	0	0	0	400	
Area 011	Residential dwellings	2	0	10	13	15	20	25	35	40	40	40	0	0	0	0	0	0	0	0	0	50	60	50	0	0	400	
Area 012	Residential dwellings	4	14	38	49	49	49	38	49	49	49	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	403	
Area 013	Residential dwellings	9	0	0	0	0	0	0	30	72	72	56	72	72	17	0	0	0	0	0	0	0	0	0	0	0	400	
Area 014	Residential dwellings	9	0	0	0	0	0	0	0	0	0	34	72	72	56	72	72	13	0	0	0	0	0	0	0	0	400	
Area 015	Residential dwellings	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	115	108	141	17	0	0	0	0	0	400	
Area 016	Residential dwellings	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	100	100	65	320	
Area 017a	Residential dwellings	10	0	0	0	0	0	0	0	0	40	85	85	85	20	0	0	0	0	0	0	0	0	0	0	0	240	
Area 017b	Residential dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Area 018a	Residential dwellings	6	0	0	0	0	0	0	0	0	0	20	43	43	33	43	43	8	0	0	0	0	0	0	0	0	239	
Area 018b	Residential dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Area 019a	Residential dwellings	12	0	0	0	0	0	0	0	0	0	0	0	0	45	84	84	15	0	0	0	0	0	0	0	0	240	
Area 019b	Residential dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Area 020a	Residential dwellings	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	71	55	4	0	200	
Area 020b	Residential dwellings	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	14	11	40	
Area 021a	Residential dwellings	69	24	19	24	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	152	
Area 021b	Residential dwellings	143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	143	
Area 022a	Residential dwellings	126	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167	
Area 022b	Residential dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Area 023	Residential dwellings	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
Area 024a	Residential dwellings	7	2	11	17	14	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	
Area 024b	Residential dwellings	59	16	43	56	56	56	43	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	362	
Area 025a	Residential dwellings	1	10	27	35	35	35	27	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191	
Area 025b	Residential dwellings	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Area 026a	Residential dwellings	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Area 026b	Residential dwellings	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Area 027a	Residential dwellings	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	13	10	1	0	40	
Area 027b	Residential dwellings	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	42	33	3	0	121	
Area 027c	Residential dwellings	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Area 028	Residential dwellings	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
Area 029a	Residential dwellings	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	72	55	4	0	200	
Area 029b	Residential dwellings	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	
Area 030	Residential dwellings	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
Area 031a	Residential dwellings	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	43	33	3	0	121	
Area 031b	Residential dwellings	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
Area 032	Residential dwellings	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
Area 033a	Residential dwellings	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	28	21	15	14	11	122
Area 033b	Residential dwellings	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	40	
Area 034	Residential dwellings	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	
Area 035	Residential dwellings	0	3	9	12	12	12	9	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	
Area 036a	Residential dwellings	2	0	0	0	0	0	30	30	30	30	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175	
Area 036b	Residential dwellings	45	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	
Area 037	Residential dwellings	260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	260	

Appendix 2 - Demand Equivalence Ratios

In this DCP, equivalence ratios are required for Roads and Drainage demand, because more than one development type is deemed to make use of Roads and Drainage. Equivalence ratios are not required for other infrastructure categories because only Residential Development generates demand on those categories (and hence only residential data is used in the calculation of charges).

In this DCP, Mildura Rural City Council adopted the State Government Guidelines on equivalence ratios as a generic starting point, and where necessary adjusted these to suit local circumstances. These are shown below.

Roads

	Floor Area (square metres) or alternative unit	# of car spaces	Trip generation per car space	Total trips per car space	Floor area equivalent to one dwelling re trip generation	Floor area as a proportion of site area	Site area equivalent to one dwelling re trip generation
Residential*	1 dwelling	2	4	8			
Local Shop**					80		
Major Retail*	100	7	6	42	19	0.43	44
Office*	100	3	2.2	6.6	121	0.64	189
(Light) Industrial*	100	3	2.2	6.6	121	0.64	189

*DCP Review Trialled Equivalence Ratios; Source EGIS Consultants

**Estimate by Mildura Rural City Council. Local shop is a single tenant commercial premises as permitted in a Residential 1 (R1Z) zone.

Drainage

	Site area (square meters)	Assumed drainage runoff factor	Drainage demand (square meters)	Site area required to produce the same drainage demand as one dwelling	Assumed % of a Site that is Developed at Full Development	Equals Floor Area (Rounded)
Residential	600	0.7	420			
Major Retail		0.99		420	43%	180
Local Shop		0.99		420	43%	180
Office		0.99		420	64%	270
(Light) Industrial		0.99		420	64%	270

Estimate by Mildura Rural City Council

Appendix 3 – Infrastructure Project Details

The following page lists all the infrastructure projects and provides more detail on project justification and project description.

Name	Code	Main Catchment Area	Demand External	Estimated Cost 2006\$ (Excl. GST)	Category	Starting Year	Ending Year	Discount Beyond DCP Time Horizon	Standard of Construction	Project Justification	Full Description
Fourteenth Street / Sandilong Avenue Intersection Treatment	R1033	23, 26, 39, 63, 64, 65, 68, 69, 70, 73, 74, 75, 78, 79, 80	72%	\$840,000	Road	2025	2025	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Roundabout Treatment
Fifth Street / Koorlong Avenue	R1067	40, 41, 42, 43, 46, 47, 48, 49, 51, 52, 53, 54, 58, 59, 60, 61	67%	\$420,000	Road	2023	2023	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Roundabout Treatment
Fourteenth Street - Benelook Avenue to Cowra Avenue	RR103	25, 26, 38, 39, 68, 73	82%	\$327,370	Road	2020	2020	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Seventeenth Street - Deakin Avenue to San Mateo Avenue	RR124	18, 19, 20	84%	\$361,760	Road	2020	2020	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Seventeenth Street - San Mateo Avenue to Ellwanda Avenue	RR125	19, 20, 33	84%	\$361,760	Road	2020	2020	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Seventeenth Street - Ellwanda Avenue to Benelook Avenue	RR126	20, 33, 34	79%	\$361,760	Road	2025	2025	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Sandilong Avenue - Fourteenth Street to Fifteenth Street (1st half - about 660m)	RR208	68, 69, 73, 74, 78, 79	47%	\$323,420	Road	2015	2015	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Sandilong Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)	RR209	73, 74, 78, 79, 83, 84	47%	\$323,420	Road	2015	2015	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Sandilong Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	RR210	78, 79, 83, 84, 88, 89	71%	\$323,420	Road	2015	2015	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Sandilong Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	RR211	83, 84, 88, 89	81%	\$323,420	Road	2020	2020	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Karadoc Avenue - Cretton Avenue to Fifth Street (about 890m)	RR216	40, 41, 46, 47, 51, 52	60%	\$436,130	Road	2029	2029	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Karadoc Avenue - Fourteenth Street to Fifteenth Street (1st half - about 660m)	RR221	69, 70, 74, 75, 79, 80	57%	\$357,290	Road	2020	2020	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Karadoc Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)	RR222	74, 75, 79, 80, 84, 85	57%	\$357,290	Road	2020	2020	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Karadoc Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	RR223	79, 80, 84, 85, 89, 90	86%	\$430,760	Road	2020	2020	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Koorlong Avenue - Cretton Avenue to Fifth Street (about 820m)	RR227	41, 42, 47, 48, 52, 53	20%	\$401,820	Road	2030	2030	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Koorlong Avenue - Fifth Street to Eleventh Street (1st half - about 660m)	RR228	47, 48, 52, 53, 59, 60	74%	\$357,290	Road	2025	2025	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Irymple Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 650m)	RR250	76, 77, 81, 82, 86, 87	72%	\$318,520	Road	2030	2030	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Fifth Street - Sandilong Avenue to Karadoc Avenue (about 610m)	RR313	45, 46, 47, 50, 51, 52	68%	\$330,220	Road	2026	2026	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Fifth Street - Karadoc Avenue to Koorlong Avenue (about 610m)	RR314	46, 47, 48, 51, 52, 53	72%	\$330,220	Road	2027	2027	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation
Fifth Street - Koorlong Avenue to Irymple Avenue (about 610m)	RR315	47, 48, 49, 52, 53, 54	79%	\$330,220	Road	2028	2028	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC.	To meet basic urban infrastructure and safety standards	Reconstruct existing Traffic Lanes - inc pavement stabilisation

Bus stops / shelters - Irymple	RB002	74, 75, 76, 79, 80, 81, 84, 85, 86	0%	\$79,590	Road	2007	2021	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	Full DDA compliant Bus shelter - assume need of 1 per 400 dwellings / or charge area
Bus stops / shelters - Nichols Point	RB003	47, 48, 52, 53	0%	\$15,920	Road	2029	2029	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	Full DDA compliant Bus shelter - assume 1 in vicinity of school
Irymple Entrance Features	RF012	69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92	0%	\$36,170	Road	2010	2020	0%	As determined by MRCC in accordance with Overall Development Plan	To meet basic Road Furniture provisions as detailed in Overall Development Plans	4 Signs
Etiwanda Entrance Features	RF020	21, 22, 24, 25, 38	0%	\$27,130	Road	2010	2015	0%	As determined by MRCC in accordance with Overall Development Plan	To meet basic Road Furniture provisions as detailed in Overall Development Plans	3 Signs
Nichols Point Entrance Features	RF030	47, 48, 52, 53	0%	\$27,130	Road	2023	2023	0%	As determined by MRCC in accordance with Overall Development Plan	To meet basic Road Furniture provisions as detailed in Overall Development Plans	3 Signs
Riverside Entrance Features	RF040	35	0%	\$18,090	Road	2016	2018	0%	As determined by MRCC in accordance with Overall Development Plan	To meet basic Road Furniture provisions as detailed in Overall Development Plans	2 signs
Benetook Avenue - Eleventh Street to Fourteenth Street (2nd half - about 660m)	BP046	38, 39	39%	\$154,270	Bike Path	2015	2015	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	2.5m wide shared pedestrian bicycle path to existing roads - local access path
Fifteenth Street - San Mateo Avenue to Etiwanda Avenue	BP110	5, 21	53%	\$79,970	Bike Path	2015	2015	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	Widen existing 1.35m footpath to shared 2.5m path
Fifteenth Street - Etiwanda Avenue to Benetook Avenue	BP111	22, 27	53%	\$79,970	Bike Path	2016	2016	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	Widen existing 1.35m footpath to shared 2.5m path
Ranfurly to Irymple Green Belt - Sandilong Avenue to Karadoc Avenue	BP207	74, 79, 84	84%	\$328,060	Bike Path	2025	2025	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	3.5m wide shared pedestrian bicycle path with lighting along / thru green areas - recreation path
Cabarita to Mildura Hospital (Railway Corridor) - Riverside Avenue to Ontario Avenue / Fourteenth Street	BP219	36	84%	\$386,270	Bike Path	2030	2030	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	3.5m wide shared pedestrian bicycle path with lighting along / thru green areas - recreation path
Karadoc Avenue - Fourteenth Street to Fifteenth Street (2nd half about 470m)	BP315	79, 80	57%	\$61,620	Bike Path	2025	2025	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	Widen existing 1.35m footpath to shared 2.5m path
Irymple Avenue - Cureton Avenue to Fifth Street (1st half about 320m)	BP331	48, 49	75%	\$74,800	Bike Path	2030	2030	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	2.5m wide shared pedestrian bicycle path to existing roads - local access path
Fifth Street - Karadoc Avenue to Kooribong Avenue	BP404	47, 52	72%	\$192,070	Bike Path	2025	2025	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	3.0m wide shared pedestrian bicycle path with lighting along / thru green areas - commuter path
Fifth Street - Kooribong Avenue to Irymple Avenue	BP405	48, 53	79%	\$192,070	Bike Path	2025	2025	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	3.0m wide shared pedestrian bicycle path with lighting along / thru green areas - commuter path
Fifteenth Street - Sandilong Avenue to Karadoc Avenue	BP427	79, 84	85%	\$142,580	Bike Path	2020	2020	0%	In accordance with Australian Standards and Vic Roads standards as determined by MRCC	To meet basic urban infrastructure, safety and mobility standards	2.5m wide shared pedestrian bicycle path to existing roads - local access path
Stormwater Retention - Irymple	OS006	75a, 76a, 79, 80, 81, 83a, 84a, 85, 86, 90a, 91a	0%	\$4,287,200	Open Space	2006	2021	59%	In accordance with MRCC Open Space Strategy 2004 (and standards noted within)	To meet basic urban infrastructure standards	Wetlands & Drainage Detention Storage (143,925 m2) - Irymple
Playgrounds - Irymple	OS007	75a, 76a, 79, 80, 81, 83a, 84a, 85, 86, 90a, 91a	0%	\$1,271,270	Open Space	2010	2021	0%	In accordance with MRCC Open Space Strategy 2004 (and standards noted within)	To meet basic urban infrastructure standards	One park per charge area in UGB 2030 & as identified in ODP for Irymple
Linear Reserves & Parks - Irymple	OS008	69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92	0%	\$2,018,250	Open Space	2006	2021	59%	In accordance with MRCC Open Space Strategy 2004 (and standards noted within)	To meet basic urban infrastructure standards	Linear Reserves, Open spaces, Parks - Irymple
Blueway - Irymple	OS009	75a, 76a, 79, 80, 81, 83a, 84a, 85, 86, 90a, 91a	0%	\$62,860	Open Space	2006	2021	0%	In accordance with MRCC Open Space Strategy 2004 (and standards noted within)	To meet basic urban infrastructure standards	Additional road width, excavation & planting of Blueway
Etiwanda Focal Park	OS020	21, 22, 24, 25, 38	0%	\$266,410	Open Space	2009	2009	0%	In accordance with MRCC Open Space Strategy 2004 (and standards noted within)	To meet basic urban infrastructure standards	Expansion of Major Park to Focal Park as identified in ODP

Blueway - Etiwanda	OS021	21a, 22a, 24b, 25a, 27a	0%	\$125,280	Open Space	2006	2020	0%	In accordance with MRCC Open Space Strategy 2004 (and standards noted within)	To meet basic urban infrastructure standards	Additional road width, excavation & planting of Blueway
Etiwanda Open Space	OS022	21, 22, 24, 25, 38	0%	\$920,070	Open Space	2006	2020	0%	In accordance with MRCC Open Space Strategy 2004 (and standards noted within)	To meet basic urban infrastructure standards	Additional Open Space as identified in ODP
Linear Reserves & Parks - Nichols Point	OS031	47a, 48a, 52a, 53a	0%	\$46,040	Open Space	2021	2021	0%	In accordance with MRCC Open Space Strategy 2004 (and standards noted within)	To meet basic urban infrastructure standards	Linear Reserves, Open spaces, Parks - Nichols Point
Playground - Nichols Point	OS032	47a, 48a, 52a, 53a	0%	\$250,480	Open Space	2021	2021	0%	In accordance with MRCC Open Space Strategy 2004 (and standards noted within)	To meet basic urban infrastructure standards	Minor Park identified in Nichols Point ODP
Blueway - Nichols Point	OS033	47a, 48a, 52a, 53a	0%	\$137,510	Open Space	2021	2022	18%	In accordance with MRCC Open Space Strategy 2004 (and standards noted within)	To meet basic urban infrastructure standards	Additional road width, excavation & planting of Blueway on existing Council road
Irnyple Multi-purpose Community Centre, Internet Café & Library (expansion)	CF013	69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92	0%	\$1,630,234	Community Facility	2015	2017	0%	As determined by MRCC	To meet basic community facility provision standards	double building size, demolish library and build new + attach to community centre
Irnyple Skatepark	CF015	69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92	0%	\$338,400	Community Facility	2009	2010	0%	As determined by MRCC	To meet basic community facility provision standards	Abt 1,500m2 located on council owned land
Irnyple Recreation Precinct Plan	CF016	69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92	0%	\$10,000	Community Facility	2006	2007	0%	As determined by MRCC	To meet basic community facility provision standards	Recreation Strategy for Henshiwood Park Region, including all Council land in vicinity
Nichols Point Change Rooms	GF031	40, 41, 42, 46, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67	0%	\$350,360	Community Facility	2020	2021	0%	As determined by MRCC	To meet basic community facility provision standards	New Change Rooms inc showers, toilets, etc.
Nichols Point Recreation Precinct Plan	CF032	40, 41, 42, 46, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67	0%	\$10,000	Community Facility	2021	2021	0%	As determined by MRCC	To meet basic community facility provision standards	Recreation Strategy for Nichols Point Change Rooms
Irnyple PreSchool	ED001	69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92	0%	\$1,407,007	Education Facility	2030	2030	0%	As determined by MRCC	To meet basic community facility provision standards	Double existing building
Mildura South PreSchool	ED003	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 27, 28, 29, 30, 31, 32, 33, 34, 35	0%	\$1,407,007	Education Facility	2009	2010	0%	As determined by MRCC	To meet basic community facility provision standards	Double existing building
Irnyple Drainage Works	DG006	75a, 76a, 79, 80, 81, 83a, 84a, 85, 86, 90a, 91a	0%	\$18,701,000	Drainage	2006	2021	59%	As determined by MRCC in accordance with Australian Standards	In accordance with 1:100 year event	Civil Works
Irnyple Pump Station	DG007	75a, 76a, 79, 80, 81, 83a, 84a, 85, 86, 90a, 91a	0%	\$5,000,000	Drainage	2014	2015	0%	As determined by MRCC in accordance with Australian Standards	In accordance with 1:100 year event	Civil Works & Rising Main
Drainage wetland (NP)	DG401	47a, 48a, 52a, 53a	0%	\$1,651,827*	Drainage	2022	2024	0%	As determined by MRCC in accordance with Australian Standards	In accordance with 1:100 year event	Civil Works
Drainage System North (NP)	DG402	47a, 48a, 52a, 53a	0%	\$1,436,002*	Drainage	2022	2030	0%	As determined by MRCC in accordance with Australian Standards	In accordance with 1:100 year event	Civil Works
Drainage System South (NP)	DG403	47a, 48a, 52a, 53a	0%	\$1,251,925*	Drainage	2022	2030	0%	As determined by MRCC in accordance with Australian Standards	In accordance with 1:100 year event	Civil Works

*Estimated cost in 2019 dollars

Appendix 4 – Infrastructure Project Calculations

The following 58 pages list all infrastructure project inputs and calculations. All assumptions are noted in the spreadsheets.

		Benetook Avenue - Eleventh Street to Fourteenth Street (2nd half - about 660m)												
BF046		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Project														
Estimated Total Capital Cost	\$154,270.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$154,270.00													
External Funding	\$0.00													
Net Substantive Cost	\$154,270.00													
Total Cost (no GST)	\$154,270.00													
Timing	T1 of 1 / Dem = 247													
Main Catchment Area (MCA)	Area 038a, Area 038b, Area 039,													
Discount for Usage from Outside MCA	39.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$94,104.70													
Present Value														
Demand Units	208	47	50	50	50	50	50	50	50	50	50	50	0	
Expenditure Attributable to MCA	\$52,548	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94,104.70	
Total Expenditure	\$86,144	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$154,270.00	
Cash Inflow	\$41,335	\$0.00	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$0.00	
Net Cash Flow	-\$44,809	\$0.00	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	\$12,644.52	-\$154,270.00	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting	208													
Total Demand Units	208													
Total Attributable Expenditure	\$52,548													
Infrastructure Charge Per Demand Unit	\$252.89													
													247	
													\$94,105	
													\$154,270	
													\$50,578	
													-\$103,692	

Project	BP110	Fifteenth Street - San Mateo Avenue to Etowanda Avenue												Total										
		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
Estimated Total Capital Cost		\$79,970.00																						
Consultancy Fee		\$0.00																						
Substantive Cost		\$79,970.00																						
External Funding		\$0.00																						
Net Substantive Cost		\$79,970.00																						
Total Cost (no GST)		\$79,970.00																						
Timing																								
	T1 of 1 / Dem = 422																							
Main Catchment Area (MCA)	Area 005a,Area 005b,Area 021a,Area 021b,																							
Discount for Usage from Outside MCA	53.0%																							
Discount Beyond ICP Horizon	0.0%																							
Other Use Demand	0.0%																							
Cost Attributable to MCA	\$37,585.90																							
Present Value		455																						
Demand Units		339	24	19	24	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Expenditure Attributable to MCA		\$20,988	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure		\$44,655	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow		\$6,241	\$1,106.63	\$876.08	\$1,106.63	\$737.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,674.36	\$2,536.03	\$3,273.78	\$414.99	\$0.00	\$0.00	
Net Cash Flow		-\$8,413	\$1,106.63	\$876.08	\$1,106.63	\$737.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,674.36	\$2,536.03	\$3,273.78	\$414.99	-\$79,970.00	\$0.00	
Discount Rate		6.0%																						
Infrastructure Charge With Application of Present Value Discounting																								
Total Demand Units		455																						615
Total Attributable Expenditure		\$20,988																						\$37,586
Infrastructure Charge Per Demand Unit		\$46.11																						\$79,970
																								\$12,726
																								-\$67,244

Project		Fifteenth Street - Etiwanda Avenue to Benetook Avenue												
BP111		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total		
Estimated Total Capital Cost		\$79,970.00												
Consultancy Fee		\$0.00												
Substantive Cost		\$79,970.00												
External Funding		\$0.00												
Net Substantive Cost		\$79,970.00												
Total Cost (no GST)		\$79,970.00												
Timing														
	T1 of 1 / Dem = 179													
Main Catchment Area (MCA)	Area 022a,Area 022b,Area 027a,Area 027b,Area 027c,													
Discount for Usage from Outside MCA	53.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$37,585.90													
Present Value		211	41	0	0	0	0	0	0	0	0	0		
Demand Units		138	41	0	0	0	0	0	0	0	0	0		
Expenditure Attributable to MCA		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure		\$42,127	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow		\$7,690	\$3,845.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Net Cash Flow		-\$34,537	\$3,845.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		0	0	0	0	0	0	0	0	0	49			
		\$37,585.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		\$79,970.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		-\$79,970.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		2026	2027	2028	2029	2030						330		
		55	43	4	0	0						\$37,586		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$79,970		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$18,007		
		\$5,158.26	\$4,032.82	\$375.15	\$0.00	\$0.00						-\$61,963		
		\$5,158.26	\$4,032.82	\$375.15	\$0.00	\$0.00								
Discount Rate		6.0%												
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units		211												
Total Attributable Expenditure		\$19,800												
Infrastructure Charge Per Demand Unit		\$93.79												

		Ramfirthly to Irymple Green Belt - Sandilong Avenue to Karadoc Avenue												
BP207		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Project														
Estimated Total Capital Cost	\$328,060.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$328,060.00													
External Funding	\$0.00													
Net Substantive Cost	\$328,060.00													
Total Cost (no GST)	\$328,060.00													
Timing	T1 of 1 / Dem = 546													
Main Catchment Area (MCA)	Area 074, Area 079, Area 084a, Area 084b,													
Discount for Usage from Outside MCA	84.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$52,489.60													
Present Value														
Demand Units	407	153	24	48	48	48	24	24	24	27	27	27		
Expenditure Attributable to MCA	\$16,367	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$102,291	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$10,661	\$0.00	\$965.33	\$1,930.66	\$1,930.66	\$1,930.66	\$965.33	\$965.33	\$965.33	\$1,085.99	\$1,085.99	\$1,085.99	\$1,085.99	
Net Cash Flow	-\$91,730	\$0.00	\$965.33	\$1,930.66	\$1,930.66	\$1,930.66	\$965.33	\$965.33	\$965.33	\$1,085.99	\$1,085.99	\$1,085.99	\$1,085.99	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		27	24	24	24	0	0	0	0	0	0			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52,489.60			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$328,060.00			
		\$1,085.99	\$965.33	\$965.33	\$965.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$1,085.99	\$965.33	\$965.33	\$965.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$328,060.00			
Discount Rate	6.0%	2026	2027	2028	2029	2030								
		0	0	0	0	0							546	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$52,490	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$328,060	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$15,807	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							-\$312,253	
Infrastructure Charge With Application of Present Value Discounting	407													
Total Demand Units	\$16,367													
Total Attributable Expenditure	\$40,222													
Infrastructure Charge Per Demand Unit														

		Cabarrata to Mildura Hospital (Railway Corridor) - Riverside Avenue to Ontario Avenue / Fourteenth Street												
BP219		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total		
Project														
Estimated Total Capital Cost	\$386,270.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$386,270.00													
External Funding	\$0.00													
Net Substantive Cost	\$386,270.00													
Total Cost (no GST)	\$386,270.00													
Timing	T1 of 1 / Dem = 240													
Main Catchment Area (MCA)	Area 036a, Area 036b,													
Discount for Usage from Outside MCA	84.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$61,803.20													
Present Value	167													
Demand Units	167	47	5	5	5	5	30	30	30	30	30	30		
Expenditure Attributable to MCA	\$14,400	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure	\$90,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow	\$10,682	\$0.00	\$430.54	\$430.54	\$430.54	\$430.54	\$2,583.24	\$2,583.24	\$2,583.24	\$2,583.24	\$2,583.24	\$2,583.24		
Net Cash Flow	-\$79,418	\$0.00	\$430.54	\$430.54	\$430.54	\$430.54	\$2,583.24	\$2,583.24	\$2,583.24	\$2,583.24	\$2,583.24	\$2,583.24		
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		23	0	0	0	0	0	0	0	0	0			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		\$1,980.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		\$1,980.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		2026	2027	2028	2029	2030								
		0	0	0	0	0								
		\$0.00	\$0.00	\$0.00	\$0.00	\$61,803.20								
		\$0.00	\$0.00	\$0.00	\$0.00	\$386,270.00								
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								
		\$0.00	\$0.00	\$0.00	\$0.00	-\$386,270.00								
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting	167													
Total Demand Units	167													
Total Attributable Expenditure	\$14,400													
Infrastructure Charge Per Demand Unit	\$86.11													
												240		
												\$61,803		
												\$386,270		
												\$16,619		
												-\$369,651		

		Karadoc Avenue - Fourteenth Street to Fifteenth Street (2nd half about 470m)											
Project	BP315	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total	
Estimated Total Capital Cost	\$61,620.00												
Consultancy Fee	\$0.00												
Substantive Cost	\$61,620.00												
External Funding	\$0.00												
Net Substantive Cost	\$61,620.00												
Total Cost (no GST)	\$61,620.00												
Timing	T1 of 1 / Dem = 648												
Main Catchment Area (MCA)	Area 079, Area 080,												
Discount for Usage from Outside MCA	57.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$26,496.60												
Present Value	469												
Demand Units	\$8,262												
Expenditure Attributable to MCA	\$19,213												
Total Expenditure	\$4,469												
Cash Inflow	-\$14,744												
Net Cash Flow													
		228	24	24	24	24	24	24	24	24	24	24	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	
		\$0.00	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	\$423.20	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
		24	36	36	36	12	12	12	12	12	12		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,496.60	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,620.00	
		\$423.20	\$634.80	\$634.80	\$634.80	\$211.60	\$211.60	\$211.60	\$211.60	\$211.60	\$211.60	\$211.60	
		\$423.20	\$634.80	\$634.80	\$634.80	\$211.60	\$211.60	\$211.60	\$211.60	\$211.60	\$211.60	-\$61,408.40	
		2026	2027	2028	2029	2030						684	
		12	12	12	0	0						\$26,497	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$61,620	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$8,041	
		\$211.60	\$211.60	\$211.60	\$0.00	\$0.00						-\$53,579	
		\$211.60	\$211.60	\$211.60	\$0.00	\$0.00							
Discount Rate	6.0%												
Infrastructure Charge With Application of Present Value Discounting	469												
Total Demand Units	\$8,262												
Total Attributable Expenditure	\$17,63												
Infrastructure Charge Per Demand Unit													

		Fifth Street - Karadoc Avenue to Koorlong Avenue												
Project	BP404	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Estimated Total Capital Cost	\$192,070.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$192,070.00													
External Funding	\$0.00													
Net Substantive Cost	\$192,070.00													
Total Cost (no GST)	\$192,070.00													
Timing	T1 of 1 / Dem = 113													
Main Catchment Area (MCA)	Area 047a, Area 047b, Area 052a, Area 052b,													
Discount for Usage from Outside MCA	72.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$53,779.60													
Present Value	115													
Demand Units	44													
Expenditure Attributable to MCA	\$35,767													
Total Expenditure	\$127,738													
Cash Inflow	\$22,816													
Net Cash Flow	-\$104,922													
		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
		10	10	8	8	5	11	11	12	11	12	12	150	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53,779.60	\$192,070.00	\$63,760	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$192,070.00	\$3,431.89	\$192,070	
		\$3,119.90	\$3,119.90	\$2,495.92	\$2,495.92	\$1,559.95	\$3,431.89	\$3,431.89	\$3,743.88	\$3,431.89	\$3,743.88	\$3,743.88	\$33,071	
		\$3,119.90	\$3,119.90	\$2,495.92	\$2,495.92	\$1,559.95	\$3,431.89	\$3,431.89	\$3,743.88	\$3,431.89	\$3,743.88	\$3,743.88	-\$1,569,999	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	115													
Total Attributable Expenditure	\$35,767													
Infrastructure Charge Per Demand Unit	\$311.99													

		Fifteenth Street - Sandilong Avenue to Karadoc Avenue												
Project	BP427	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Estimated Total Capital Cost	\$142,580.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$142,580.00													
External Funding	\$0.00													
Net Substantive Cost	\$142,580.00													
Total Cost (no GST)	\$142,580.00													
Timing	T1 of 1 / Dem = 480													
Main Catchment Area (MCA)	Area 079,Area 084a,Area 084b,													
Discount for Usage from Outside MCA	85.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$21,387.00													
Present Value														
Demand Units	348	96	24	48	48	48	24	24	24	24	24	24	24	
Expenditure Attributable to MCA	\$8,924	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$59,494	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$6,602	\$0.00	\$615.28	\$1,230.55	\$1,230.55	\$1,230.55	\$615.28	\$615.28	\$615.28	\$615.28	\$615.28	\$615.28	\$615.28	
Net Cash Flow	-\$52,891	\$0.00	\$615.28	\$1,230.55	\$1,230.55	\$1,230.55	\$615.28	\$615.28	\$615.28	\$615.28	\$615.28	\$615.28	\$615.28	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		24	24	24	24	0	0	0	0	0	0	480		
		\$0.00	\$0.00	\$0.00	\$0.00	\$21,387.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,387		
		\$0.00	\$0.00	\$0.00	\$0.00	\$142,580.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142,580		
		\$615.28	\$615.28	\$615.28	\$615.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,844		
		\$615.28	\$615.28	\$615.28	\$615.28	-\$142,580.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,32,736		
Discount Rate	6.0%	2026	2027	2028	2029	2030								
		0	0	0	0	0								
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								
Infrastructure Charge With Application of Present Value Discounting	348													
Total Demand Units	348													
Total Attributable Expenditure	\$8,924													
Infrastructure Charge Per Demand Unit	\$25.64													

Project	Nichols Point Change Rooms											
	CF031	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
Estimated Total Capital Cost	\$350,360.00											
Consultancy Fee	\$0.00											
Substantive Cost	\$350,360.00											
External Funding	\$0.00											
Net Substantive Cost	\$350,360.00											
Total Cost (no GST)	\$350,360.00											
Timing												
Main Catchment Area (MCA)		T1 of 2 / Dem = 407, T2 of 2 / Dem = 427										
		Area 040,Area 041,Area 042,Area 045,Area 046,Area 047a,Area 047b,Area 048a,Area 048b,Area 049,Area 050,Area 051,Area 052a,Area 052b,Area 053a,Area 053b,Area 054,Area 055,Area 056,Area 057,Area 058,Area 059,Area 060,Area 061,Area 062,Area 063,Area 064,Area 065,Area 066,Area 067,										
Discount for Usage from Outside MCA	0.0%											
Discount Beyond ICP Horizon	0.0%											
Other Use Demand	0.0%											
Cost Attributable to MCA	\$350,360.00											
Present Value	\$17											
Demand Units	369											
Expenditure Attributable to MCA	\$302,994											
Total Expenditure	\$302,994											
Cash Inflow	\$98,915											
Net Cash Flow	-\$204,079											
		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
		23	23	19	19	14	14	14	14	14	14	615
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350,360
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350,360
		\$13,483.57	\$13,483.57	\$11,138.60	\$11,138.60	\$8,207.39	\$8,207.39	\$8,207.39	\$8,207.39	\$8,207.39	\$8,207.39	\$144,216
		\$13,483.57	\$13,483.57	\$11,138.60	\$11,138.60	\$8,207.39	\$8,207.39	\$8,207.39	\$8,207.39	\$8,207.39	\$8,207.39	-\$206,144
Discount Rate	6.0%											
Infrastructure Charge With Application of Present Value Discounting												
Total Demand Units	517											
Total Attributable Expenditure	\$302,994											
Infrastructure Charge Per Demand Unit	\$586.24											

		Mildura South PreSchool													Total													
Project	ED003	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Estimated Total Capital Cost																												
Consultancy Fee																												
Substantive Cost																												
External Funding																												
Net Substantive Cost																												
Total Cost (no GST)																												
Timing																												
Main Catchment Area (MCA)																												
Discount for Usage from Outside MCA																												
Discount Beyond ICP Horizon																												
Other Use Demand																												
Cost Attributable to MCA																												
Demand Units																												
Expenditure Attributable to MCA																												
Total Expenditure																												
Cash Inflow																												
Net Cash Flow																												
Present Value																												
Discount Rate																												
Infrastructure Charge With Application of Present Value Discounting																												
Total Demand Units																												
Total Attributable Expenditure																												
Infrastructure Charge Per Demand Unit																												

Project	Blueway - Etiwanda											
	OS021	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
Estimated Total Capital Cost	\$125,280.00											
Consultancy Fee	\$0.00											
Substantive Cost	\$125,280.00											
External Funding	\$0.00											
Net Substantive Cost	\$125,280.00											
Total Cost (no GST)	\$125,280.00											
Timing												
		T1 of 15 / Dem = 265 , T2 of 15 / Dem = 350 , T3 of 15 / Dem = 439 , T4 of 15 / Dem = 554 , T5 of 15 / Dem = 661 , T6 of 15 / Dem = 752 , T7 of 15 / Dem = 822 , T8 of 15 / Dem = 876										
		T9 of 15 / Dem = 876 , T10 of 15 / Dem = 876 , T11 of 15 / Dem = 876 , T12 of 15 / Dem = 876 , T13 of 15 / Dem = 876 , T14 of 15 / Dem = 876 , T15 of 15 / Dem = 876										
		Area 021a,Area 022a,Area 024b,Area 025a,Area 027a,										
Main Catchment Area (MCA)	0.0%											
Discount for Usage from Outside MCA	0.0%											
Discount Beyond ICP Horizon	0.0%											
Other Use Demand	0.0%											
Cost Attributable to MCA	\$125,280.00											
Present Value												
Demand Units	726	259	91	89	115	107	91	70	54	0	0	
Expenditure Attributable to MCA	\$81,117	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00
Total Expenditure	\$81,117	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00
Cash Inflow	\$53,827	\$0.00	\$10,163.45	\$9,940.07	\$12,843.92	\$11,960.43	\$10,163.45	\$7,816.04	\$6,031.06	\$0.00	\$0.00	\$0.00
Net Cash Flow	-\$27,289	-\$8,352.00	\$1,811.45	\$1,588.07	\$4,491.92	\$3,598.43	\$1,811.45	-\$533.96	-\$2,320.94	-\$8,352.00	-\$8,352.00	-\$8,352.00
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
		0	0	0	0	0	0	0	0	0	12	
		\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$8,352.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,340.23
		-\$8,352.00	-\$8,352.00	-\$8,352.00	-\$8,352.00	-\$8,352.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,340.23
Discount Rate	6.0%											
		2026	2027	2028	2029	2030						
		13	10	1	0	0						912
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$125,280
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$125,280
		\$1,451.92	\$1,116.86	\$111.69	\$0.00	\$0.00						\$72,931
		\$1,451.92	\$1,116.86	\$111.69	\$0.00	\$0.00						-\$52,349
Infrastructure Charge With Application of Present Value Discounting	726											
Total Demand Units	\$81,117											
Total Attributable Expenditure	\$81,117											
Infrastructure Charge Per Demand Unit	\$111.69											

OS031		Linear Reserves & Parks - Nichols Point												
Project		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Estimated Total Capital Cost	\$46,040.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$46,040.00													
External Funding	\$0.00													
Net Substantive Cost	\$46,040.00													
Total Cost (no GST)	\$46,040.00													
Timing	T1 of 1 / Dem = 113													
Main Catchment Area (MCA)	Area 047a,Area 048a,Area 052a,Area 053a,													
Discount for Usage from Outside MCA	0.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$46,040.00													
Present Value														
Demand Units	221	55												
Expenditure Attributable to MCA	\$38,656	\$0.00												
Total Expenditure	\$38,656	\$0.00												
Cash Inflow	\$29,664	\$0.00												
Net Cash Flow	-\$9,092	\$0.00												
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		23	23	19	19	19	23	25	26	27	28			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,040.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,040.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$4,030.06	\$4,030.06	\$3,329.18	\$3,329.18	\$3,329.18	\$4,030.06	\$4,380.50	\$4,555.71	\$4,730.93	\$4,906.15			
		\$4,030.06	\$4,030.06	\$3,329.18	\$3,329.18	\$3,329.18	-\$42,009.94	\$4,380.50	\$4,555.71	\$4,730.93	\$4,906.15			
Discount Rate	6.0%	2026	2027	2028	2029	2030								
		23	23	19	19	14							301	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$46,040	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$46,040	
		\$4,030.06	\$4,030.06	\$3,329.18	\$3,329.18	\$2,453.08							\$43,104	
		\$4,030.06	\$4,030.06	\$3,329.18	\$3,329.18	\$2,453.08							-\$2,936	
Infrastructure Charge With Application of Present Value Discounting	221													
Total Demand Units	221													
Total Attributable Expenditure	\$38,656													
Infrastructure Charge Per Demand Unit	\$175.22													

		Playground - Nichole Point												
Project	OS032	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total		
Estimated Total Capital Cost		\$250,480.00												
Consultancy Fee		\$0.00												
Substantive Cost		\$250,480.00												
External Funding		\$0.00												
Net Substantive Cost		\$250,480.00												
Total Cost (no GST)		\$250,480.00												
Timing		T1 of 1 / Dem = 113												
Main Catchment Area (MCA)		Area 047a,Area 048a,Area 052a,Area 053a,												
Discount for Usage from Outside MCA		0.0%												
Discount Beyond ICP Horizon		0.0%												
Other Use Demand		0.0%												
Cost Attributable to MCA		\$250,480.00												
Demand Units		221												
Expenditure Attributable to MCA		\$210,308												
Total Expenditure		\$210,308												
Cash Inflow		\$180,845												
Net Cash Flow		-\$49,463												
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		55				19	23	25	26	27	28			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,480.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,480.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$21,925.46	\$21,925.46	\$18,112.34	\$18,112.34	\$18,112.34	\$21,925.46	\$23,832.02	\$24,785.31	\$25,738.59	\$26,691.87			
		\$21,925.46	\$21,925.46	\$18,112.34	\$18,112.34	\$18,112.34	-\$228,554.54	\$23,832.02	\$24,785.31	\$25,738.59	\$26,691.87			
Discount Rate		6.0%												
		2026	2027	2028	2029	2030								
		23	23	19	19	14						301		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$250,480		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$250,480		
		\$21,925.46	\$21,925.46	\$18,112.34	\$18,112.34	\$13,345.93						\$234,507		
		\$21,925.46	\$21,925.46	\$18,112.34	\$18,112.34	\$13,345.93						-\$15,973		
Infrastructure Charge With Application of Present Value Discounting		221												
Total Demand Units		\$210,308												
Total Attributable Expenditure		\$853,28												
Infrastructure Charge Per Demand Unit														

Project	Bus stops / shelters - Ilymple													Total
	RB002	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Estimated Total Capital Cost	\$79,590.00													
Contingency Fee	\$0.00													
Substantive Cost	\$79,590.00													
External Funding	\$0.00													
Net Substantive Cost	\$79,590.00													
Total Cost (no GST)	\$79,590.00													
Timing														
		T1 of 15 / Dem = 1932 , T2 of 15 / Dem = 2304 , T3 of 15 / Dem = 2676 , T4 of 15 / Dem = 3076 , T5 of 15 / Dem = 3172 , T6 of 15 / Dem = 3267 , T7 of 15 / Dem = 3335 , T8 of 15 / Dem = 3406												
		T9 of 15 / Dem = 3477 , T10 of 15 / Dem = 3548 , T11 of 15 / Dem = 3628 , T12 of 15 / Dem = 3708 , T13 of 15 / Dem = 3788 , T14 of 15 / Dem = 3844 , T15 of 15 / Dem = 3900												
		Area 074, Area 075a, Area 076a, Area 076b, Area 079, Area 080, Area 081, Area 084a, Area 084b, Area 085, Area 086,												
Main Catchment Area (MCA)														
Discount for Usage from Outside MCA	0.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$79,590.00													
Present Value														
Demand Units	3,333	1,584	348	372	372	400	96	96	68	71	71			
Expenditure Attributable to MCA	\$48,616	\$0.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	
Total Expenditure	\$48,616	\$0.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	\$5,306.00	
Cash Inflow	\$26,828	\$0.00	\$5,075.34	\$5,425.39	\$5,425.39	\$5,831.85	\$1,397.91	\$1,397.91	\$991.45	\$1,035.21	\$1,035.21	\$1,035.21	\$1,035.21	
Net Cash Flow	-\$21,789	\$0.00	-\$230.66	\$119.39	\$119.39	\$525.85	-\$3,908.09	-\$3,908.09	-\$4,314.55	-\$4,270.79	-\$4,270.79	-\$4,270.79	-\$4,270.79	
Discount Rate	6.0%													
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units	3,333	56	56	56	104	104	56	56	56	56	56	56	56	
Total Attributable Expenditure	\$48,616	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Infrastructure Charge Per Demand Unit	\$14.59	\$816.43	\$816.43	\$816.43	\$1,516.52	\$1,516.52	\$816.43	\$816.43	\$816.43	\$816.43	\$816.43	\$816.43	\$816.43	
		\$816.43	\$816.43	\$816.43	\$1,516.52	\$1,516.52	\$816.43	\$816.43	\$816.43	\$816.43	\$816.43	\$816.43	\$816.43	
		\$42,531	\$42,531	\$42,531	\$81,062	\$81,062	\$42,531	\$42,531	\$42,531	\$42,531	\$42,531	\$42,531	\$42,531	
		-\$37,069	-\$37,069	-\$37,069	-\$74,138	-\$74,138	-\$37,069	-\$37,069	-\$37,069	-\$37,069	-\$37,069	-\$37,069	-\$37,069	

Project	RB003	Bus stops / shelters - Nichols Point														
		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total			
Estimated Total Capital Cost	\$15,920.00															
Consultancy Fee	\$0.00															
Substantive Cost	\$15,920.00															
External Funding	\$0.00															
Net Substantive Cost	\$15,920.00															
Total Cost (no GST)	\$15,920.00															
Timing	T1 of 1 / Dem = 249															
Main Catchment Area (MCA)	Area 047a,Area 047b,Area 048a,Area 048b,Area 052a,Area 052b,Area 053a,Area 053b,															
Discount for Usage from Outside MCA	0.0%															
Discount Beyond ICP Horizon	0.0%															
Other Use Demand	0.0%															
Cost Attributable to MCA	\$15,920.00															
Present Value		256														
Demand Units		92														
Expenditure Attributable to MCA		\$8,386														
Total Expenditure		\$8,386														
Cash Inflow		\$5,638														
Net Cash Flow		-\$2,849														
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025					
		23	23	19	19	19	23	25	26	27	28					
		\$0.00	\$0.00	\$0.00	\$15,920.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
		\$0.00	\$0.00	\$0.00	\$15,920.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
		\$754.89	\$754.89	\$623.60	\$623.60	\$623.60	\$754.89	\$620.53	\$653.35	\$886.17	\$918.99					
		\$754.89	\$754.89	\$623.60	-\$15,296.40	\$623.60	\$754.89	\$820.53	\$853.35	\$986.17	\$918.99					
Discount Rate	6.0%															
Infrastructure Charge With Application of Present Value Discounting																
Total Demand Units	256															
Total Attributable Expenditure	\$8,386															
Infrastructure Charge Per Demand Unit	\$32.82															

Project	Nichols Point Entrance Features													Total
	RF030	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Estimated Total Capital Cost	\$27,130.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$27,130.00													
External Funding	\$0.00													
Net Substantive Cost	\$27,130.00													
Total Cost (no GST)	\$27,130.00													
Timing	T1 of 1 / Dem = 197													
Main Catchment Area (MCA)	Area 047a,Area 047b,Area 048a,Area 048b,Area 052a,Area 052b,Area 053a,Area 053b,													
Discount for Usage from Outside MCA	0.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$27,130.00													
Present Value		256												
Demand Units		92												
Expenditure Attributable to MCA		\$20,273												
Total Expenditure		\$20,273												
Cash Inflow		\$13,387												
Net Cash Flow		-\$6,886												
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		23	23	19	19	19	23	25	26	27	28			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,130.00	\$0.00	\$0.00			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,130.00	\$0.00	\$0.00			
		\$1,824.83	\$1,824.83	\$1,507.47	\$1,507.47	\$1,507.47	\$1,824.83	\$1,983.51	\$2,062.85	\$2,142.19	\$2,221.53			
		\$1,824.83	\$1,824.83	\$1,507.47	\$1,507.47	\$1,507.47	\$1,824.83	\$1,983.51	-\$25,067.15	\$2,142.19	\$2,221.53			
Discount Rate	6.0%	2026	2027	2028	2029	2030								
		23	23	19	19	14							338	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$27,130	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$27,130	
		\$1,824.83	\$1,824.83	\$1,507.47	\$1,507.47	\$1,107.77							\$19,518	
		\$1,824.83	\$1,824.83	\$1,507.47	\$1,507.47	\$1,107.77							-\$7,612	
Infrastructure Charge With Application of Present Value Discounting		256												
Total Demand Units		256												
Total Attributable Expenditure		\$20,273												
Infrastructure Charge Per Demand Unit		\$79.34												

Project	R1067	Fifth Street / Koorlong Avenue	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
Estimated Total Capital Cost	\$420,000.00												
Consultancy Fee	\$0.00												
Substantive Cost	\$420,000.00												
External Funding	\$0.00												
Net Substantive Cost	\$420,000.00												
Total Cost (no GST)	\$420,000.00												
Timing													
Main Catchment Area (MCA)	T1 of 1 / Dem = 312												
	Area 040,Area 041,Area 042,Area 043,Area 046,Area 047a,Area 047b,Area 048a,Area 048b,Area 049,Area 051,Area 052a,Area 052b,Area 053a,Area 053b,Area 054,Area 058,Area 059,Area 060,Area 061,												
Discount for Usage from Outside MCA	67.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$138,600.00												
Present Value													
Demand Units	379	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total	
Expenditure Attributable to MCA	\$103,570	223				19	23	25	26	27	28		
Total Expenditure	\$313,848	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$138,600.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$46,096	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420,000.00	\$0.00	\$0.00	\$0.00	
Net Cash Flow	-\$464,338	\$0.00	\$0.00	\$0.00	\$0.00	\$5,190.72	\$6,283.50	\$6,829.90	\$7,103.09	\$7,376.29	\$7,649.48	\$7,649.48	
						\$5,190.72	\$6,283.50	\$6,829.90	\$7,103.09	\$7,376.29	\$7,649.48	\$7,649.48	
						\$5,190.72	\$6,283.50	\$6,829.90	\$7,103.09	\$7,376.29	\$7,649.48	\$7,649.48	
Discount Rate	6.0%	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015		
		23	23	19	19	14						469	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$138,600	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$420,000	
		\$6,283.50	\$6,283.50	\$5,190.72	\$5,190.72	\$3,824.74						\$67,206	
		\$6,283.50	\$6,283.50	\$5,190.72	\$5,190.72	\$3,824.74						-\$352,794	
Infrastructure Charge With Application of Present Value Discounting													
Total Demand Units	379												
Total Attributable Expenditure	\$103,570												
Infrastructure Charge Per Demand Unit	\$273.20												

		Seventeenth Street - Deakin Avenue to San Mateo Avenue											
Project	RR124	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total	
Estimated Total Capital Cost	\$361,760.00												
Consultancy Fee	\$0.00												
Substantive Cost	\$361,760.00												
External Funding	\$0.00												
Net Substantive Cost	\$361,760.00												
Total Cost (no GST)	\$361,760.00												
Timing	T1 of 1 / Dem = 341												
Main Catchment Area (MCA)	Area 018a,Area 018b,Area 019a,Area 019b,Area 020a,Area 020b,												
Discount for Usage from Outside MCA	84.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$57,881.60												
Present Value													
Demand Units	291	28	0	0	0	0	0	0	0	0	0	0	
Expenditure Attributable to MCA	\$24,152	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$150,950	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$21,956	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Cash Flow	-\$128,994	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
		20	43	43	78	127	127	23	0	0	62		
		\$0.00	\$0.00	\$0.00	\$0.00	\$57,881.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$361,760.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$1,663.36	\$3,575.70	\$3,575.70	\$6,485.29	\$10,560.31	\$10,560.31	\$1,912.34	\$0.00	\$0.00	\$5,156.19	\$0.00	
		\$1,663.36	\$3,575.70	\$3,575.70	\$6,485.29	-\$351,199.69	\$10,560.31	\$1,912.34	\$0.00	\$0.00	\$5,156.19	\$0.00	
Discount Rate	6.0%	2026	2027	2028	2029	2030						721	
		71	55	17	14	11						\$57,882	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$361,760	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$57,459	
		\$5,904.13	\$4,573.30	\$1,413.02	\$1,164.39	\$914.73						-\$304,301	
		\$5,904.13	\$4,573.30	\$1,413.02	\$1,164.39	\$914.73							
Infrastructure Charge With Application of Present Value Discounting	291												
Total Demand Units	\$24,152												
Total Attributable Expenditure	\$82.87												
Infrastructure Charge Per Demand Unit													

		Seventeenth Street - San Mateo Avenue to Elhwanda Avenue												
RR125		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Project														
Estimated Total Capital Cost	\$361,760.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$361,760.00													
External Funding	\$0.00													
Net Substantive Cost	\$361,760.00													
Total Cost (no GST)	\$361,760.00													
Timing														
	T1 of 1 / Dem = 162													
Main Catchment Area (MCA)	Area 019a,Area 019b,Area 020a,Area 020b,Area 033a,Area 033b,													
Discount for Usage from Outside MCA	84.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$57,881.60													
Present Value														
Demand Units	232	32	0	0	0	0	0	0	0	0	0	0	0	
Expenditure Attributable to MCA	\$24,152	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$150,950	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$20,996	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Cash Flow	-\$129,954	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		0	0	0	45	84	84	15	0	0	86			
		\$0.00	\$0.00	\$0.00	\$0.00	\$57,881.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$0.00	\$0.00	\$0.00	\$0.00	\$361,760.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$0.00	\$0.00	\$0.00	\$4,706.61	\$8,786.40	\$8,786.40	\$1,569.02	\$0.00	\$0.00	\$8,997.08			
		\$0.00	\$0.00	\$0.00	\$4,706.61	-\$352,973.60	\$8,786.40	\$1,569.02	\$0.00	\$0.00	\$8,997.08			
Discount Rate	6.0%	2026	2027	2028	2029	2030								
		99	76	46	42	33							644	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$57,882	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$361,760	
		\$10,356.28	\$7,949.77	\$4,810.01	\$4,394.30	\$3,452.10							\$63,808	
		\$10,356.28	\$7,949.77	\$4,810.01	\$4,394.30	\$3,452.10							-\$297,952	
Infrastructure Charge With Application of Present Value Discounting	232													
Total Demand Units	\$24,152													
Infrastructure Charge Per Demand Unit	\$104.25													

		Seventeenth Street - Etiwanda Avenue to Benetook Avenue											
Project	RR126	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Estimated Total Capital Cost	\$361,760.00												
Consultancy Fee	\$0.00												
Substantive Cost	\$361,760.00												
External Funding	\$0.00												
Net Substantive Cost	\$361,760.00												
Total Cost (no GST)	\$361,760.00												
Timing	T1 of 1 / Dem = 118												
Main Catchment Area (MCA)	Area 020a,Area 020b,Area 033a,Area 033b,Area 034,												
Discount for Usage from Outside MCA	79.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$75,969.60												
Present Value													
Demand Units	137	31	0	0	0	0	0	0	0	0	0	0	0
Expenditure Attributable to MCA	\$23,688	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditure	\$112,798	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cash Inflow	\$18,610	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Cash Flow	-\$94,188	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
		0	0	0	0	0	0	0	0	0	86		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,969.60		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$361,760.00		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,940.89		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$346,819.11		
Discount Rate	6.0%												
Infrastructure Charge With Application of Present Value Discounting													414
Total Demand Units	137	99	76	46	42	33							\$75,970
Total Attributable Expenditure	\$23,688	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$361,760
Infrastructure Charge Per Demand Unit	\$173.13	\$17,198.04	\$13,201.69	\$7,987.68	\$7,297.33	\$5,732.69							\$66,358
		\$17,198.04	\$13,201.69	\$7,987.68	\$7,297.33	\$5,732.69							-\$295,402

		Sandilong Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)											
Project	RR211	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total	
Estimated Total Capital Cost	\$323,420.00												
Consultancy Fee	\$0.00												
Substantive Cost	\$323,420.00												
External Funding	\$0.00												
Net Substantive Cost	\$323,420.00												
Total Cost (no GST)	\$323,420.00												
Timing	T1 of 2 / Dem = 27, T2 of 2 / Dem = 1283												
Main Catchment Area (MCA)	Area 083a,Area 083b,Area 084a,Area 084b,Area 085,Area 089,												
Discount for Usage from Outside MCA	81.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$61,449.80												
Present Value													
Demand Units	1,058	91	280	304	304	304	0	0	0	0	0	0	
Expenditure Attributable to MCA	\$25,641	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure	\$134,952	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow	\$23,661	\$0.00	\$6,784.22	\$7,365.73	\$7,365.73	\$7,365.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Cash Flow	-\$111,391	\$0.00	\$6,784.22	\$7,365.73	\$7,365.73	\$7,365.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
		0	0	0	0	0	0	0	0	0	0		
		\$0.00	\$0.00	\$0.00	\$0.00	\$61,449.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$323,420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	-\$323,420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Discount Rate	6.0%	2026	2027	2028	2029	2030							
		0	0	0	0	0						1,263	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$61,450	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$323,420	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$28,881	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						-\$294,539	
Infrastructure Charge With Application of Present Value Discounting													
Total Demand Units	1,058												
Total Attributable Expenditure	\$25,641												
Infrastructure Charge Per Demand Unit	\$24.23												

RR222		Karadoc Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)										
Project		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
Estimated Total Capital Cost	\$357,290.00											
Consultancy Fee	\$0.00											
Substantive Cost	\$357,290.00											
External Funding	\$0.00											
Net Substantive Cost	\$357,290.00											
Total Cost (no GST)	\$357,290.00											
Timing	T1 of 1 / Dem = 2736											
Main Catchment Area (MCA)	Area 074, Area 075a, Area 075b, Area 080, Area 084a, Area 084b, Area 085,											
Discount for Usage from Outside MCA	57.0%											
Discount Beyond ICP Horizon	0.0%											
Other Use Demand	0.0%											
Cost Attributable to MCA	\$153,634.70											
Present Value												
Demand Units	2,292	813	324	348	348	376	72	72	44	47	47	
Expenditure Attributable to MCA	\$64,106	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditure	\$149,085	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cash Inflow	\$42,659	\$0.00	\$9,059.56	\$9,730.95	\$9,730.95	\$10,510.53	\$2,006.32	\$2,006.32	\$1,226.74	\$1,310.66	\$1,310.66	\$1,310.66
Net Cash Flow	-\$106,426	\$0.00	\$9,059.56	\$9,730.95	\$9,730.95	\$10,510.53	\$2,006.32	\$2,006.32	\$1,226.74	\$1,310.66	\$1,310.66	\$1,310.66
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
		47	56	56	56	32	32	32	32	32	32	
		\$0.00	\$0.00	\$0.00	\$0.00	\$153,634.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$357,290.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$1,310.66	\$1,562.43	\$1,562.43	\$1,562.43	\$891.04	\$891.04	\$891.04	\$891.04	\$891.04	\$891.04	\$891.04
		\$1,310.66	\$1,562.43	\$1,562.43	\$1,562.43	-\$356,388.96	\$891.04	\$891.04	\$891.04	\$891.04	\$891.04	\$891.04
Discount Rate	6.0%	2026	2027	2028	2029	2030						
		32	32	32	20	20						3,030
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$153,635
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$357,290
		\$891.04	\$891.04	\$891.04	\$555.35	\$555.35						\$62,021
		\$891.04	\$891.04	\$891.04	\$555.35	\$555.35						-\$295,269
Infrastructure Charge With Application of Present Value Discounting												
Total Demand Units	2,292											
Total Attributable Expenditure	\$64,106											
Infrastructure Charge Per Demand Unit	\$27.97											

		Koorlong Avenue - Cureton Avenue to Fifth Street (about 820m)												
Project	RR227	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total		
Estimated Total Capital Cost	\$401,820.00													
Consultancy Fee														
Substantive Cost	\$401,820.00													
External Funding	\$0.00													
Net Substantive Cost	\$401,820.00													
Total Cost (no GST)	\$401,820.00													
Timing	T1 of 1 / Dem = 358													
Main Catchment Area (MCA)	Area 041,Area 042,Area 047a,Area 047b,Area 048a,Area 048b,Area 052a,Area 052b,Area 053a,Area 053b,													
Discount for Usage from Outside MCA	20.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$321,456.00													
Present Value		274												
Demand Units		112												
Expenditure Attributable to MCA		\$189,754												
Total Expenditure		\$189,692												
Cash Inflow		\$98,236												
Net Cash Flow		-\$101,456												
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		23	23	19	19	14	23	25	26	27	28			
		\$0.00	\$0.00	\$0.00	\$0.00	\$321,456.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$0.00	\$0.00	\$0.00	\$0.00	\$401,820.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$13,391.01	\$13,391.01	\$11,062.14	\$11,062.14	\$8,151.05	\$13,391.01	\$14,555.45	\$15,137.66	\$15,719.88	\$16,302.10			
		\$13,391.01	\$13,391.01	\$11,062.14	\$11,062.14	-\$393,688.95	\$13,391.01	\$14,555.45	\$15,137.66	\$15,719.88	\$16,302.10			
Discount Rate	6.0%	2026	2027	2028	2029	2030								
		23	23	19	19	14						358		
		\$0.00	\$0.00	\$0.00	\$0.00	\$321,456.00						\$321,456		
		\$0.00	\$0.00	\$0.00	\$0.00	\$401,820.00						\$401,820		
		\$13,391.01	\$13,391.01	\$11,062.14	\$11,062.14	\$8,151.05						\$143,226		
		\$13,391.01	\$13,391.01	\$11,062.14	\$11,062.14	-\$393,688.95						-\$258,594		
Infrastructure Charge With Application of Present Value Discounting														
Total Demand Units		274												
Total Attributable Expenditure		\$189,754												
Infrastructure Charge Per Demand Unit		\$682.22												

		Koorlong Avenue - Fifth Street to Eleventh Street (1st half - about 660m)												
Project	RR228	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total		
Estimated Total Capital Cost	\$357,290.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$357,290.00													
External Funding	\$0.00													
Net Substantive Cost	\$357,290.00													
Total Cost (no GST)	\$357,290.00													
Timing	T1 of 1 / Dem = 291													
Main Catchment Area (MCA)	Area 047a,Area 047b,Area 048a,Area 048b,Area 052a,Area 052b,Area 053a,Area 053b,Area 059,Area 060,													
Discount for Usage from Outside MCA	74.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$92,895.40													
Present Value		273												
Demand Units		111												
Expenditure Attributable to MCA	\$61,781	\$0.00												
Total Expenditure	\$237,618	\$0.00												
Cash Inflow	\$38,122	\$0.00												
Net Cash Flow	-\$199,497	\$0.00												
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		23	23	19	19	19	23	25	26	27	28			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92,895.40			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$357,290.00			
		\$5,196.50	\$5,196.50	\$4,292.76	\$4,292.76	\$4,292.76	\$5,196.50	\$5,648.37	\$5,874.31	\$6,100.24	\$6,326.18			
		\$5,196.50	\$5,196.50	\$4,292.76	\$4,292.76	\$4,292.76	\$5,196.50	\$5,648.37	\$5,874.31	\$6,100.24	-\$350,963.82			
Discount Rate	6.0%	2026	2027	2028	2029	2030								
		23	23	19	19	14						357		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$92,895		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$357,290		
		\$5,196.50	\$5,196.50	\$4,292.76	\$4,292.76	\$3,163.09						\$55,580		
		\$5,196.50	\$5,196.50	\$4,292.76	\$4,292.76	\$3,163.09						-\$301,710		
Infrastructure Charge With Application of Present Value Discounting		273												
Total Demand Units		273												
Total Attributable Expenditure		\$61,781												
Infrastructure Charge Per Demand Unit		\$225.93												

		Ilymple Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 650m)												
Project	RR250	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Estimated Total Capital Cost	\$318,520.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$318,520.00													
External Funding	\$0.00													
Net Substantive Cost	\$318,520.00													
Total Cost (no GST)	\$318,520.00													
Timing	T1 of 1 / Dem = 1522													
Main Catchment Area (MCA)	Area 076a,Area 076b,Area 077,Area 081,Area 082,Area 086,Area 087,													
Discount for Usage from Outside MCA	72.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$89,185.60													
Present Value		1,091												
Demand Units		823	24	24	24	24	24	24	24	24	24	24	24	
Expenditure Attributable to MCA		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenditure		\$74,215	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Cash Inflow		\$5,991	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	
Net Cash Flow		-\$68,224	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		24	24	24	24	24	24	24	24	24	24			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62			
		\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62	\$459.62			
Discount Rate	6.0%	2026	2027	2028	2029	2030								
		24	24	24	84	84								
		\$0.00	\$0.00	\$0.00	\$0.00	\$89,185.60								
		\$0.00	\$0.00	\$0.00	\$0.00	\$318,520.00								
		\$459.62	\$459.62	\$459.62	\$1,602.77	\$1,602.77								
		\$459.62	\$459.62	\$459.62	\$1,602.77	-\$316,917.23								
Infrastructure Charge With Application of Present Value Discounting													1,522	
Total Demand Units	1,091												\$89,186	
Total Attributable Expenditure	\$20,780												\$318,520	
Infrastructure Charge Per Demand Unit	\$19.05												\$13,317	
													-\$305,203	

		Fifth Street - Sandilong Avenue to Karadoc Avenue (about 610m)											
Project	RR313	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total	
Estimated Total Capital Cost	\$330,220.00												
Consultancy Fee	\$0.00												
Substantive Cost	\$330,220.00												
External Funding	\$0.00												
Net Substantive Cost	\$330,220.00												
Total Cost (no GST)	\$330,220.00												
Timing	T1 of 1 / Dem = 189												
Main Catchment Area (MCA)	Area 045,Area 046,Area 047a,Area 047b,Area 050,Area 051,Area 052a,Area 052b,												
Discount for Usage from Outside MCA	68.0%												
Discount Beyond ICP Horizon	0.0%												
Other Use Demand	0.0%												
Cost Attributable to MCA	\$105,670.40												
Present Value		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total	
Demand Units	177	110				8	11	11	12	11	12		
Expenditure Attributable to MCA	\$66,299	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenditure	\$207,184	\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Cash Inflow	\$27,407	\$0.00				\$2,998.18	\$4,122.50	\$4,122.50	\$4,497.28	\$4,122.50	\$4,497.28		
Net Cash Flow	-\$179,777	\$0.00				\$2,998.18	\$4,122.50	\$4,122.50	\$4,497.28	\$4,122.50	\$4,497.28		
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
		10	10	8	8	5						216	
		\$105,670.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105,670	
		\$330,220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$330,220	
		\$3,747.73	\$3,747.73	\$2,998.18	\$2,998.18	\$1,873.87	\$1,873.87	\$1,873.87	\$1,873.87	\$1,873.87	\$1,873.87	\$39,726	
		-\$326,472.27	\$3,747.73	\$2,998.18	\$2,998.18	\$1,873.87	\$1,873.87	\$1,873.87	\$1,873.87	\$1,873.87	\$1,873.87	-\$290,494	
Discount Rate	6.0%												
Infrastructure Charge With Application of Present Value Discounting													
Total Demand Units	177												
Total Attributable Expenditure	\$66,299												
Infrastructure Charge Per Demand Unit	\$374.77												

		Fifth Street - Koorlong Avenue to Irymple Avenue (about 610m)												
Project	RR315	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Estimated Total Capital Cost	\$330,220.00													
Consultancy Fee	\$0.00													
Substantive Cost	\$330,220.00													
External Funding	\$0.00													
Net Substantive Cost	\$330,220.00													
Total Cost (no GST)	\$330,220.00													
Timing	T1 of 1 / Dem = 345													
Main Catchment Area (MCA)	Area 047a,Area 047b,Area 048a,Area 048b,Area 049,Area 052a,Area 052b,Area 053a,Area 053b,Area 054,													
Discount for Usage from Outside MCA	79.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$69,346.20													
Present Value		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Demand Units	274	112												
Expenditure Attributable to MCA	\$38,723	\$0.00												
Total Expenditure	\$184,393	\$0.00												
Cash Inflow	\$23,811	\$0.00												
Net Cash Flow	-\$160,582	\$0.00												
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		23	23	19	19	19	23	25	26	27	28			
		\$0.00	\$0.00	\$69,346.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$0.00	\$0.00	\$330,220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
		\$3,245.83	\$3,245.83	\$2,681.34	\$2,681.34	\$2,681.34	\$3,245.83	\$3,528.08	\$3,669.20	\$3,810.33	\$3,951.45			
		\$3,245.83	\$3,245.83	-\$327,538.66	\$2,681.34	\$2,681.34	\$3,245.83	\$3,528.08	\$3,669.20	\$3,810.33	\$3,951.45			
Discount Rate	6.0%	2026	2027	2028	2029	2030								
		23	23	19	19	14								
		\$0.00	\$0.00	\$69,346.20	\$0.00	\$0.00								
		\$0.00	\$0.00	\$330,220.00	\$0.00	\$0.00								
		\$3,245.83	\$3,245.83	\$2,681.34	\$2,681.34	\$1,975.72								
		\$3,245.83	\$3,245.83	-\$327,538.66	\$2,681.34	\$1,975.72								
Infrastructure Charge With Application of Present Value Discounting	274												358	
Total Demand Units	274												\$69,346	
Total Attributable Expenditure	\$38,723												\$330,220	
Infrastructure Charge Per Demand Unit	\$141.12												\$34,716	
													-\$295,504	

		Drainage Wetland (NP)												
Project	DG401	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Estimated Total Capital Cost	\$1,651,826.99	* This value corresponds to 2019 dollars												
Consultancy Fee	\$0.00													
Substantive Cost	\$1,651,826.99													
External Funding	\$0.00													
Net Substantive Cost	\$1,651,826.99													
Total Cost (no GST)	\$1,651,826.99													
Timing	T1 of 3 / Dem = 122 , T2 of 3 / Dem = 148 , T3 of 3 / Dem = 175													
Main Catchment Area (MCA)	Area 047a,Area 048a,Area 052a,Area 053a,													
Discount for Usage from Outside MCA	0.0%													
Discount Beyond ICP Horizon	0.0%													
Other Use Demand	0.0%													
Cost Attributable to MCA	\$1,651,826.99													
Present Value		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	
Demand Units	221	55												
Expenditure Attributable to MCA	\$1,235,739	\$0.00												
Total Expenditure	\$1,235,739	\$0.00												
Cash Inflow	\$945,103	\$0.00												
Net Cash Flow	-\$290,636	\$0.00												
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
		23	23	19	19	19	23	25	26	27	28			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550,609.00	\$550,609.00	\$550,609.00	\$0.00			
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550,609.00	\$550,609.00	\$550,609.00	\$0.00			
		\$128,830.86	\$128,830.86	\$106,425.50	\$106,425.50	\$106,425.50	\$128,830.86	\$140,033.55	\$145,634.89	\$151,236.23	\$156,837.57			
		\$128,830.86	\$128,830.86	\$106,425.50	\$106,425.50	\$106,425.50	\$128,830.86	-\$410,575.45	-\$404,974.11	-\$398,372.77	\$156,837.57			
Discount Rate	6.0%	2026	2027	2028	2029	2030								
		23	23	19	19	14								
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								
		\$128,830.86	\$128,830.86	\$106,425.50	\$106,425.50	\$78,418.79								
		\$128,830.86	\$128,830.86	\$106,425.50	\$106,425.50	\$78,418.79								
Infrastructure Charge With Application of Present Value Discounting	221												301	
Total Demand Units	221												\$1,651,827	
Total Attributable Expenditure	\$1,235,739												\$1,651,827	
Infrastructure Charge Per Demand Unit	\$5,601.34												\$1,377,930	
													-\$273,897	

