

Spring Creek Precinct – Interim Indicative Infrastructure List

Development Contributions Plan Overlay Schedule 3 (DCPO3) applies to the Spring Creek Precinct, introduced concurrently to implementing the Spring Creek Precinct Structure Plan (PSP). Resources for the Surf Coast Shire to prepare a Development Contributions Plan (DCP) for the Precinct were not available at the time DCPO3 was applied. As an interim measure, DCPO3 requires land developers to enter a Section 173 Agreement under the Planning and Environment Act 1987 to provide monetary contributions with a rise and fall clause to allow fees to be balanced when the DCP is final. These Agreements will ensure the Shire can collect required funds whilst ensuring land owners are ultimately charged accurately.

A DCP for the Spring Creek area will be prepared at a later date. This work will determine the most appropriate method for applying the development contribution costs. This may conclude:

1. Include the Spring Creek Precinct in the existing Torquay Jan Juc DCP (TJJDCP, updated March 2013) as part of the review of this document planned for late 2016
2. DCP applicable to the Spring Creek Precinct only

Whichever method is nominated, the Spring Creek DCP will require consideration of the following:

- Which new infrastructure items in Spring Creek should be funded by a DCP
- Which existing DCP items within the TJJ DCP the Spring Creek Precinct might need to contribute
- Payment credits for the land owners who funded the preparation of the Spring Creek PSP

Torquay Jan Juc DCP (TJJ DCP) – Existing

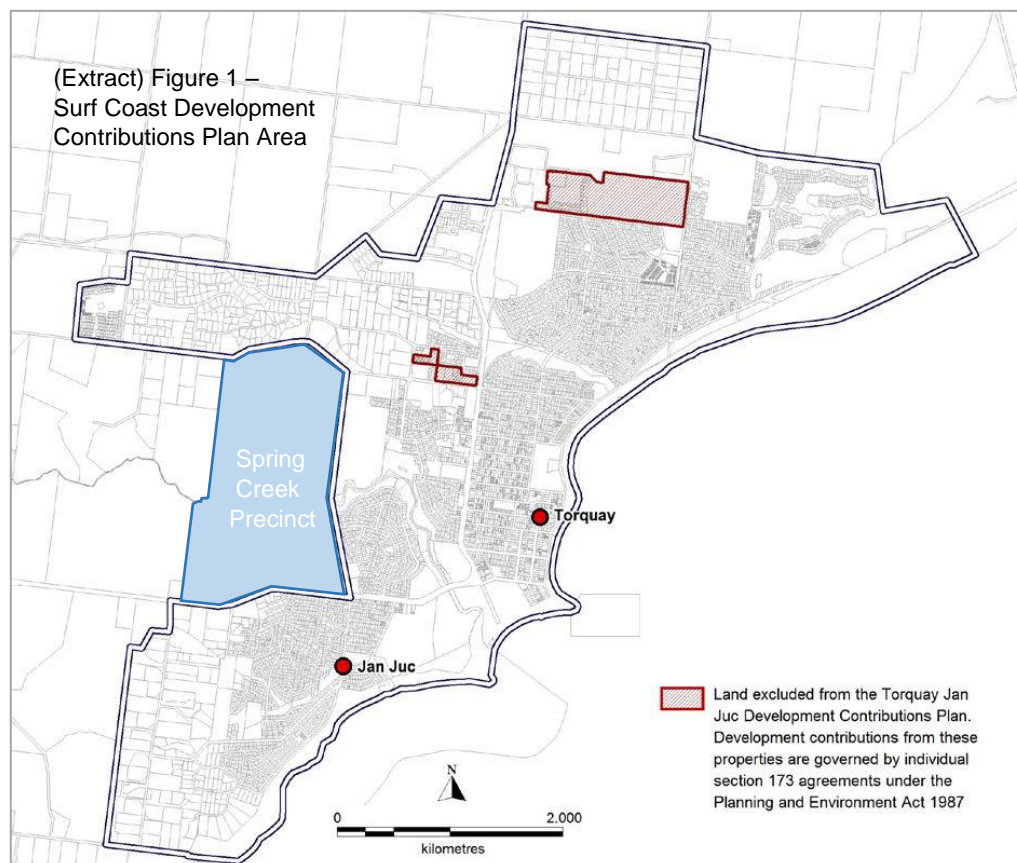
The TJJ DCP applies to land defined by Figure 1, as reproduced from the DCP document. It excludes the Spring Creek Precinct.

The TJJ DCP (updated March 2013) requires new development to meet 100% of its share of the capital cost of scheduled infrastructure. On this basis, the DCP comprises:

1. A list infrastructure items Surf Coast Shire expects to provide over time to service Torquay and Jan Juc
2. Calculation of development contribution charges for all development types, based on anticipated share of usage
3. Explanation and justification of all information inputs and the method of calculating charges

A summary of the DCP items, costs and associated charge areas are provided at Table 5 of the DCP.

If the Spring Creek Precinct was included, this would likely require the addition of new items as well as the redistribution of existing DCP items for which the Spring Creek community will need to contribute, such as higher order active sports facilities.



Interim Indicative DCP Items for Spring Creek

To aide land owners within the Spring Creek PSP, an interim indicative list of DCP items and costs has been prepared ahead of final work being completed. The indicative list has been prepared as follows:

- Assigning charge areas within the Spring Creek Precinct
- Identifying the existing Torquay Jan Juc DCP items for which the Spring Creek Precinct might contribute
- Identifying new DCP items for which the Spring Creek DCP might include

Charge Areas

A charge area, as defined by the TJJ DCP, is a land area for which a discrete development contribution rate is calculated. All development within a particular charge area will be required to pay the same contribution amount. These are defined by the key principle of ensuring that the potential for serious 'cross-subsidies', is minimal. 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.

The Spring Creek Precinct would notionally comprise two charge areas (see Figure 2):

1. Land north of Spring Creek (North SC)
2. Land south of Spring Creek (South SC)

The infrastructure costs associated with the land north and south of the Precinct will differ given Spring Creek bisects vehicle movements and residential densities, community uses and as well, commercial uses vary north and south of the Creek.

Indicative DCP Items for Spring Creek

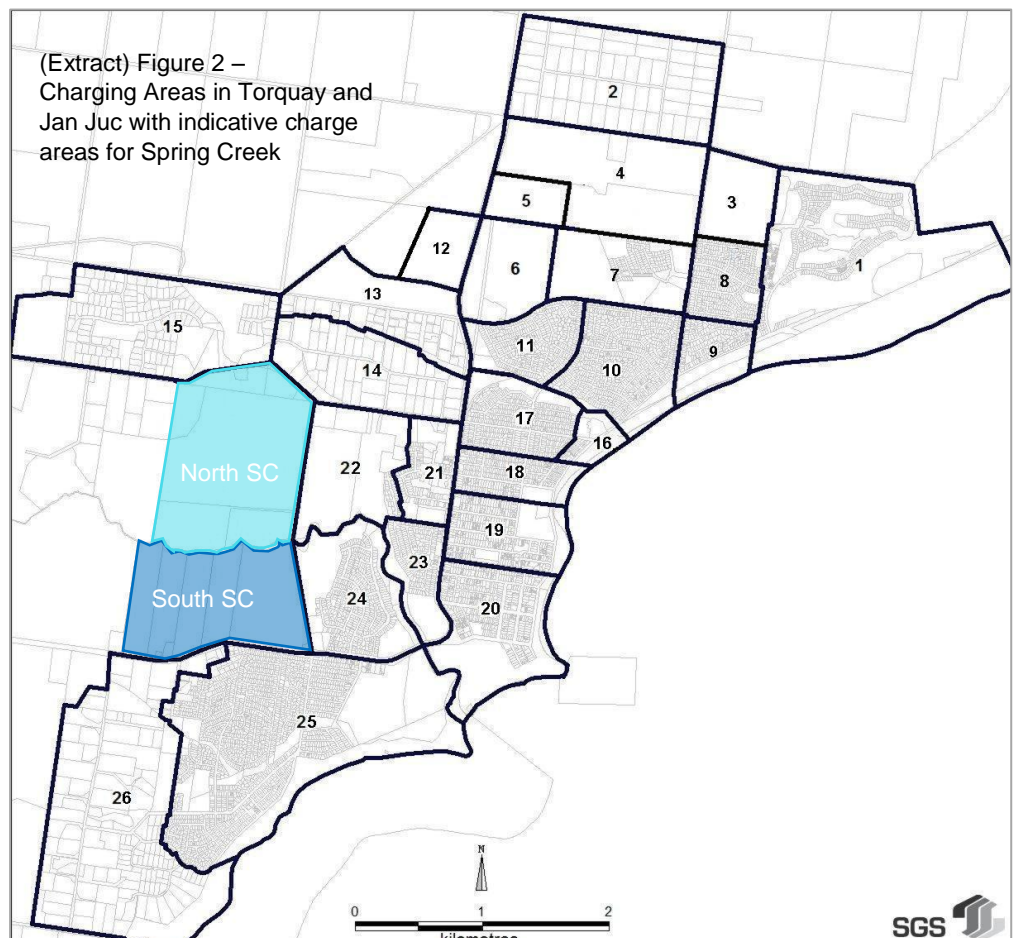
The below indicative list of DCP items and costs suggested for Spring Creek. This list builds upon the model provided in the TJJ DCP (Table 5) and comprises:

- **Existing TJJ DCP items** for which the Spring Creek Precinct **will contribute**, including proposed Spring Creek charge areas
- **New TJJ items** suggested for assessment **outside the Spring Creek Precinct**, including indicative charge areas
- **New DCP items** for development of the **within Spring Creek Precinct**, including proposed Spring Creek charge areas

The list also includes a brief explanation as to why particular items in indicative list have been added or redistributed.

Of note, only the items that are required as part of the on-ground development of the Spring Creek Precinct are included in the PSP (within the Precinct Infrastructure Plan (PIP)).

To reiterate, the below list is indicative only. Details will be finalised in the DCP work to be completed at a later date. The revision may include: charge area boundaries, charge area rates, DCP items, costs of DCP items, anticipated/assessed demand and application of charge areas to particular DCP items.



Interim Indicative List of Spring Creek DCP Infrastructure Projects

NAME	ID	CATEGORY	AGENCY	COST TJJ DCP 2013	LEVEL/ CLASSIFICATION	EXISTING AREAS	DEMAND EXTER-NAL	PROPOSED AREAS	INDICATIVE COST *	SPRING CREEK PSP
Existing item impacted by Spring Creek	New item for DCP review			New item derived from Spring Creek Precinct				* for purposes of the Spring Creek PSP process only. Re-costing of existing items may occur as part of wider DCP review work.		
ROAD PROJECTS										
Upgrade and signalise the intersection of Surf Coast Highway and Zeally Bay Road	RD05	DI Roads	SCS	\$839,803	Arterial and collector	Area 13, 14, 15, 19, 21, 22, 23	0.20	Area 13, 14, 15, 19, 21, 22, 23, North SC	N/A	Yes <ul style="list-style-type: none"> North SC only Contributes to traffic volumes
Upgrade the Duffields Road crossing of Spring Creek with a larger culvert and raised road height, and seal the shoulders of Duffields Road between Great Ocean Road and Grossmans Road <ul style="list-style-type: none"> Add one cell of 1,800 mm dia pipe, lengthen culvert to 14.6 m, and raise height of formation over culvert (cost includes 1,800 mm dia RC pipe and 1,500 mm RC pipe) 	RD08	DI Roads	SCS	\$571,389	Collector	Area 14, 22, 24, 25, 26	0.5	Area 14, 22, 24, 25, 26, North SC, South SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Contributes to traffic volumes Adjacent charge areas
Upgrade Messmate Road to a sealed road between Beacon Boulevard and South Beach Road (Traffix Report for Spring Creek PSP suggests (page 28) this item to maximise benefit of upgrade to Surf Coast Highway and South Beach Road intersection)	N/A	DI Roads	SCS	N/A	Local street (outside DCP area)	N/A	TBC in DCP review	Area 13, 14, 15, North SC (TBC in DCP review)	N/A	Yes <ul style="list-style-type: none"> Not in Spring Creek PSP PIP – for DCP review Contributes to traffic volumes
Construct intersection turning lanes in Duffields Road at approach to Grossmans intersection	RD15A (see RD15B below)	DI Roads	SCS	\$116,543	Collector and collector	Area 14, 22, 24, 25, 26	0.05	Area 14, 22, 24, 25, 26, North SC, South SC	N/A	see RD15B below
Upgrade Grossmans Road including sealed shoulder between Messmate Road and Duffields Road with a 10 m carriageway	RD16	DI Roads	SCS	N/A	Collector (external)	N/A	TBC in DCP review	Area 14, 15, 21, 22, North SC	\$2,838,145	Yes <ul style="list-style-type: none"> Contributes to traffic volumes Adjacent and feeder charge areas
Construct a southern extension of Messmate Road from Grossmans Road to the culvert	RD17	DI Roads	SCS	N/A	Connector and culvert (internal)	N/A	TBC in DCP review	North SC	\$3,164,649	Yes <ul style="list-style-type: none"> North SC only 225 Grossman Road has no other external road network connection There would be no incentive for 151 and 195 Grossman Road to construct connector because of direct Grossman Road access There would be no incentive for Amex to construct northern extension because of connector and LA2 road to Duffields
Construct a connector street culvert/bridge crossing of the northern tributary (northern section)	RD18	DI Roads	SCS	N/A	Culvert (internal)	N/A	TBC in DCP review	North SC	\$9,869	Yes <ul style="list-style-type: none"> North SC only Contributes to traffic volumes Culvert crossing
Construct a connector street culvert/bridge crossing of the northern tributary (southern section)	RD19	DI Roads	SCS	N/A	Culvert (internal)	N/A	TBC in DCP review	South SC	\$9,443	Yes <ul style="list-style-type: none"> South SC Contributes to traffic volumes Culvert crossing
Construct a connector street culvert/bridge crossing of tributary south of Spring Creek	RD20	DI Roads	SCS	N/A	Culvert (internal)	N/A	TBC in DCP review	Area 25, 26, South SC	\$8,378	Yes <ul style="list-style-type: none"> South SC Contributes to traffic volumes Culvert crossing
Construct intersection turning lanes in Duffields Road at approach to Grossmans intersection	RD15B (IN07 in PSP)	DI Roads	SCS	N/A	Collector and collector	Area 14, 22, 24, 25, 26	TBC in DCP review	Area 14, 22, 24, 25, 26, North SC, South SC	\$592,464	Yes <ul style="list-style-type: none"> South SC Contributes to traffic volumes NB: costs assumes new intersection

NAME	ID	CATEGORY	AGENCY	COST TJJ DCP 2013	LEVEL/ CLASSIFICATION	EXISTING AREAS	DEMAND EXTER-NAL	PROPOSED AREAS	INDICATIVE COST *	SPRING CREEK PSP
Upgrade the existing intersection of Great Ocean Road and Duffields Road to include a fully controlled right turns for traffic on Great Ocean Road	RD21 (IN06 in PSP)	DI Roads	SCS and VicRoads	N/A	Secondary arterial and collector intersection (external)	N/A	TBC in DCP review	Area 22, 24, 25, 26 North SC, South SC	\$341,341	Yes <ul style="list-style-type: none"> North SC and South SC New adjoining and external intersection
Upgrade the intersection of Duffields Road and Ocean View Crescent to include a western leg to the existing roundabout	RD22 (IN01 in PSP)	DI Roads	SCS	N/A	Collector x 2 intersection (external)	N/A	TBC in DCP review	Area 24, 25, South SC	\$99,276	Yes <ul style="list-style-type: none"> South SC New adjoining and external intersection
Land take for intersection of Duffields Road and Ocean View Crescent	As above	DI Roads	SCS	N/A	Collector x 2 intersection (external)	N/A	TBC in DCP review	Area 24, 25, South SC	\$8,230	NB: based on valuer's average cost of land being \$316,666.50/ha cost of land
Upgrade the intersection of Grossmans Road and Messmate Road to a single lane roundabout	RD23 (IN03 in PSP)	DI Roads	SCS	N/A	Collector and local intersection (external)	N/A	TBC in DCP review	Area 14, 15, North SC	\$741,510	Yes <ul style="list-style-type: none"> North SC New adjoining and external intersection
Land take for Grossman Road and Messmate Road intersection	As above	DI Roads	SCS	N/A	Collector (external)	N/A	TBC in DCP review	Area 14, 15, 21, 22, North SC	\$32,426	NB: based on valuer's average cost of land being \$316,666.50/ha cost of land
Construct a signalised intersection at Strathmore Drive East connection and Great Ocean Road	RD24 (IN05 in PSP)	DI Roads	SCS	N/A	Local and secondary arterial intersection (external)	N/A	TBC in DCP review	Area 25, 24, South SC	\$2,284,541	Yes <ul style="list-style-type: none"> South SC New adjoining and external intersection
Land take for intersection at Strathmore Drive East connection and Great Ocean Road	As above	DI Roads	SCS	N/A	Local and secondary arterial intersection (external)	N/A	TBC in DCP review	Area 25, 24, South SC	\$72,009	NB: based on valuer's average cost of land being \$316,666.50/ha cost of land
Construct a signalised intersection at Strathmore Drive West connection and Great Ocean Road	RD25 (IN04 in PSP)	DI Roads	SCS	N/A	Local and secondary arterial intersection (external)	N/A	TBC in DCP review	Area 25, 24, South SC	\$2,483,465	Yes <ul style="list-style-type: none"> South SC New adjoining and external intersection
Land take for intersection of Strathmore Drive West connection and Great Ocean Road	As above	DI Roads	SCS	N/A	Local and secondary arterial intersection (external)	N/A	TBC in DCP review	Area 25, 24, South SC	\$80,116	NB: based on valuer's average cost of land being \$316,666.50/ha cost of land
Construct an intersection at Duffields Road and Beach Road with a single lane roundabout	RD26 (IN02 in PSP)	DI Roads	SCS	N/A	Collector and collector intersection (external)	N/A	TBC in DCP review	Area 21, 22, North SC	\$674,820	Yes <ul style="list-style-type: none"> North SC New adjoining and external intersection
Land take for intersection of Duffields Road and Beach Road	As above	DI Roads	SCS	N/A	Collector and collector intersection (external)	N/A	TBC in DCP review	Area 21, 22, North SC	\$11,621	NB: based on valuer's average cost of land being \$316,666.50/ha cost of land
COMMUNITY AND INDOOR RECREATION										
Purchase 0.7ha for an early learning centre in Torquay North (Civic & Community Precinct)	CY01a	DI Community Facility Land	SCS	\$8,246,000	Level 1	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Not provided in SC
Construct an early learning centre in Torquay North comprising a double preschool, maternal & child health consulting rooms and community health services	CY01b	DI Community Facilities	SCS	See above	Level 1 (as above)	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Not provided in SC
Purchase 0.1ha for arts/cultural spaces in Torquay North (Civic & Community Precinct)	CY02a	DI Community Facility Land	SCS	\$1,144,080	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility

NAME	ID	CATEGORY	AGENCY	COST TJJ DCP 2013	LEVEL/ CLASSIFICATION	EXISTING AREAS	DEMAND EXTER-NAL	PROPOSED AREAS	INDICATIVE COST *	SPRING CREEK PSP
Construct arts/cultural centre integrated with the sports stadium in the Torquay North Civic & Community Precinct	CY02b	CI Community Facilities	SCS	See above	Level 3 (as above)	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Construct a 3 court stadium in the Torquay North Civic and Community Precinct	CY03	CI Community Facilities	SCS	\$7,201,539	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0.1	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	\$10,000,000	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility 33% attributable by Spring Creek Precinct
Construct community meeting spaces attached to the pavilion in the Torquay North Civic & Community Precinct	CY04	CI Community Facilities	SCS	\$1,956,890	Level 2	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14 (excl. 12)	0	No change	N/A	No <ul style="list-style-type: none"> Level 2 – district level facility Precinct is outside district catchment area
Purchase part of Surf City site for expansion of the public library	CY05a	DI Community Facility Land	SCS	\$6,231,000	Level 3 (as above)	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12)	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Expand the public library (146 sqm)	CY05b	CI Community Facilities	SCS	See above	Level 3 (as above)	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12)	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	\$1,500,000	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility 33% attributable by Spring Creek Precinct
Expand the public library (969 sqm)	CY05c	CI Community Facilities	SCS	See above	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12)	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	See above	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Purchase 1.2 ha of land for a neighbourhood community facility in Spring Creek	CY06A	DI Community Facility Land	SCS	N/A	Level 1 (within Spring Creek Precinct)	N/A	TBC in DCP review	Area 21, 22, 25, 26, 24, 22, South SC, North SC	\$250,000 - \$400,000 (standalone parcel) or \$1,200,000 - \$1,800,000 (for parcel in larger land holding)	Yes <ul style="list-style-type: none"> North SC and South SC Level 1 – Neighbourhood level facility NB: figures based on desktop analysis by land valuer
Construct a neighbourhood community facility in Spring Creek	CY06B	CI Community Facilities	SCS	N/A	Level 1 (as above)	N/A	TBC in DCP review	Area 21, 22, 25, 26, 24, 22, South SC, North SC	\$1,000,000	Yes <ul style="list-style-type: none"> North SC and South SC Level 1 – Neighbourhood level facility
OUTDOOR ACTIVE AND PASSIVE RECREATION										
Develop Torquay Central and Torquay North passive public open spaces with playgrounds, parking & landscaping	OR01	DI Open Space Works	SCS	\$3,313,000	Level 1	Area 3, 4, 5, 6, 14, 22	0	No change	N/A	No <ul style="list-style-type: none"> Level 1 – neighbourhood level facility Precinct is outside neighbourhood catchment
Construct 2 football/cricket ovals, 3 soccer fields and 4 netball courts with associated parking, landscaping, lighting etc at the Torquay North Civic & Community Precinct	OR02	DI Open Space Works	SCS	\$5,791,676	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility

NAME	ID	CATEGORY	AGENCY	COST TJJ DCP 2013	LEVEL/ CLASSIFICATION	EXISTING AREAS	DEMAND EXTER-NAL	PROPOSED AREAS	INDICATIVE COST *	SPRING CREEK PSP
Construct a sports pavilion at the Torquay North Civic & Community Precinct	OR03	CI Open Space Works	SCS	\$2,342,880	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Construct 4 additional tennis courts and upgrade 2 asphalt courts at Spring Creek Reserve	OR04	DI Open Space Works	SCS	\$452,550	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Develop Spring Creek Recreation Reserve as per 5 stage capital works program	OR07	DI Open Space Works	SCS	\$1,277,913	Level 3	Area 18, 19, 20, 21, 22, 23, 24	0.1	Area 18, 19, 20, 21, 22, 23, 24, South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility (tennis courts)
GORCC PROJECTS - OUTDOOR ACTIVE AND PASSIVE RECREATION										
Torquay front beach lower promenade upgrade	OR11	DI Open Space Works	GORCC	\$139,140	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0.4	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Torquay front beach access steps and ramps	OR12	DI Open Space Works	GORCC	\$156,000	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0.4	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Torquay front beach masterplan landscape works	OR13	DI Open Space Works	GORCC	\$192,000	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0.4	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Yellow Bluff playground car park upgrade	OR15	DI Open Space Works	GORCC	\$194,900	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0.4	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Darian Road car park upgrade	OR16	DI Open Space Works	GORCC	\$374,400	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12)	0.4	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Upgrade and/or construct 2 additional lawn bowl greens at Torquay Bowls Club/Torquay North Civic Precinct	OR17	DI Open Space Works/DI community facility land	SCS	N/A	Level 3	N/A	0	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (excl. 12), South SC, North SC	\$500,000	Yes <ul style="list-style-type: none"> North SC and South SC As per OR02 – OR05 Improvement or contribution only – location will be outside the Precinct 40% attributable to Spring Creek Precinct
ON AND OFF-ROAD PATHWAYS (PEDESTRIAN / CYCLE)										
Construct Regional Bike Route 1 (PP1079 & PP1068) along Horseshoe Bend Road, The Esplanade and Bell St, between Lower Duneed Road and Great Ocean Road	PC03	DI Pathways	SCS	\$56,604	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12)	0.05	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility

NAME	ID	CATEGORY	AGENCY	COST TJJ DCP 2013	LEVEL/ CLASSIFICATION	EXISTING AREAS	DEMAND EXTER-NAL	PROPOSED AREAS	INDICATIVE COST *	SPRING CREEK PSP
Construct Regional Bike Route 2 (PP1444) along Great Ocean Road, including bridge widening, between Bell St and Torquay Golf club	PC04	DI Pathways	SCS	\$90,000	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12)	0.05	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Construct Regional Path 4 (PP1232 & FP2193) along Great Ocean Road between Spring Creek and Cemetary Road	PC08	DI Pathways	SCS	\$1,218,000	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12)	0.05	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility
Construct Regional Path along both sides of Spring Creek west of Duffields Road (extension of PP1076 and PP1075)	PC09	DI Pathways	SCS	N/A	Level 3	N/A	TBC in DCP review	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12), South SC, North SC	\$896,061	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility As per PC03, PC04, PC08 New path
Construct Regional Path along Great Ocean Road between Duffields Road and approximately Bells Beach Boulevard (project PP1232)	PC10	DI Pathways	SCS	N/A	Level 3	N/A	TBC in DCP review	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12), South SC, North SC	\$642,335	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 - sub-municipal facility As per PC03, PC04, PC08 New path
Construct a culvert/bridge pedestrian crossing of Spring Creek	PC11	DI Pathways	SCS	N/A	Level 1	N/A	TBC in DCP review	Area 14, 15, 25, 26, South SC, North SC	\$2,380,351	Yes <ul style="list-style-type: none"> North SC and South SC Within the Precinct As per PC01 New bridge
GORCC PROJECTS - ON AND OFF-ROAD PATHWAYS (PEDESTRIAN / CYCLE)										
Construct shared pathway along Torquay Foreshore from Gilbert Street to Horseshoe Bend Road	PC06	DI Pathways	GORCC	\$450,000	Level 3	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12)	0.15	Area 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 (incl. 12), South SC, North SC	N/A	Yes <ul style="list-style-type: none"> North SC and South SC Level 3 – sub-municipal facility