

MORWELL NORTH-WEST
DEVELOPMENT PLAN

Table 3 - DEVELOPER CONTRIBUTIONS SCHEDULE 2018

Project Item	Project Category	Project Description	Estimated Project Cost 2018				Estimate d External	Main Catchme nt Area	Main Catchment Area	NDA	Charge per hectare
			Quantity	Unit	Rate	Estimated Cos					
RD Roads - Infrastructure											
RD01	Gordon Street between Latrobe Road & English Street (1)	Upgrade of future Major Access Street to Collector Road - future Bus Route	490	Lm	\$987	\$483,659	0%	100%	\$483,659	109.1284	\$4,432.02
RD02	English Street south of Gordon Street	Upgrade from Major Access Street standard to Collector Road (2)	370	Lm	\$276	\$102,259	0%	100%	\$102,259	109.1284	\$937.06
RD03	Ashley Street extension to English Street	Upgrade of future Major Access Street to Collector Road - Bus Route	1190	Lm	\$987	\$1,174,600	0%	100%	\$1,174,600	109.1284	\$10,763.47
RD04	Heritage Street westerly extension	Upgrade of future Major Access Street to Collector Road	330	Lm	\$276	\$91,204	0%	100%	\$91,204	109.1284	\$835.75
RD Roads - Land											
RD05	Gordon Street between Latrobe Road & English Street	Widening - 2.6m for upgrade from Major Access St to Collector Rd-Bus Route	0.13	Ha	\$194,556	\$24,786	0%	100%	\$24,786	109.1284	\$227.13
RD06	English Street south of Gordon Street	No widening required									
RD07	Ashley Street extension to English Street	Widening - 2.6m for upgrade from Major Access St to Collector Rd-Bus Route	0.31	Ha	\$194,556	\$60,196	0%	100%	\$60,196	109.1284	\$551.60
RD08	Heritage Street westerly extension	Widening - 2.0m for upgrade from Major Access Street to Collector Road	0.07	Ha	\$194,556	\$12,841	0%	100%	\$12,841	109.1284	\$117.67
RD09	Heritage Street between Grant Street and eastern boundary of DP	Widening on south side	0.04	Ha	\$194,556	\$8,288	0%	100%	\$8,288	109.1284	\$75.95
IN Intersections											
IN01	Intersection of Gordon Street & English Street	Upgrade of Roundabout from 4-way Major Access Streets to East-west bus route, English St south collector, English St north Major Access St	1	No	\$368,502	\$368,502	0%	100%	\$368,502	109.1284	\$3,376.78
IN02	Intersection of Latrobe Road and Gordon Street	Construction of a Type C intersection with left and right turning lanes to a divided road estate entry	1	No	\$460,628	\$460,628	0%	100%	\$460,628	109.1284	\$4,220.97
IN03	Intersection of Holmes Road and English Street	Construction of a Type C intersection with left and right turning lanes to a divided road estate entry	1	No	\$526,432	\$526,432	0%	100%	\$526,432	109.1284	\$4,823.96
PT Public Transport											
PT01	Bus Stops at 300m intervals	Including signage, paving and bench. Assume on road bus bay.	2	No.	\$2,633	\$5,265.26	0%	100%	\$5,265	109.1284	\$48.25
DR Drainage											
WR Wetlands/ Retarding Basin											
WR_01a	At Leonard Street	Treatment area approx 0.17ha	1700	sqm	\$105	\$178,987	0%	100%	\$178,987	102.5884	\$1,744.71
WR_01b		Retardation storage approx 1,730cbm	1730	cbm	\$53	\$91,073	0%	100%	\$91,073	102.5884	\$887.75
WR_02a	North of Gordon Street.	Treatment area approx 0.75ha. Typical profile as per DP fig 4	7500	sqm	\$105	\$789,647	0%	100%	\$789,647	102.5884	\$7,697.24
WR_02b		Retardation storage approx 40,000cbm	40000	cbm	\$53	\$2,105,726	0%	100%	\$2,105,726	102.5884	\$20,525.97
WR_03	North of Maryvale Recreation Reserve	Treatment area approx 0.80ha	8000	sqm	\$105	\$842,290	0%	100%	\$842,290	102.5884	\$8,210.39
WR_04	East of Jason Street	Treatment area approx 0.52ha	5200	sqm	\$105	\$547,489	0%	100%	\$547,489	102.5884	\$5,336.75
		Retardation storage approx 6,600cbm	6600	cbm	\$53	\$347,445	0%	100%	\$347,445	102.5884	\$3,386.78
		Pipes (675mm dia. RCP) inlet & Outlet to WR04	297	Lm	\$705	\$209,290	0%	100%	\$209,290	102.5884	\$2,040.09
		Pits (900x600mm)	7	Each	\$2,255	\$15,785	0%	100%	\$15,785	102.5884	\$153.87
		Headwalls (incl. Apron) at Inlet and Outlets	3	Each	\$10,501	\$31,503	0%	100%	\$31,503	102.5884	\$307.08
CH Drainage Channels											
See DP cross sections figs. 4 & 5											
CH_01	Outfall channel - match to existing north of DP area.	Channel section A-A Refer PGA Typical Cross Sections Plan 14166-304. Assume match to existing 100m downstream. Cut volume 1,357m3.	1357	cbm	\$17	\$22,500	67%	33%	\$7,366.08	102.5884	\$71.80
CH_02	South of Leonard Street to Wetland WR_01	Channel as per typical profile DP fig.5 - 43m wide reserve, approx 220Lm long	220	Lm	\$921	\$0	67%	33%	\$0.00	102.5884	\$0.00
CH_03	Low Flow Conveyance Channel through Basin WR02. Inlet and Outlet from Wetland.	Channel Section E-E Low Flow Channel. Refer PGA Typical Cross Sections Plan 14166-304. 10m wide, 1m deep, 320m long.	1750	cbm	\$17	\$29,016	67%	33%	\$9,499.36	102.5884	\$92.60
CH_04	Between Gordon Street and English Street (PGA Channel Section 1)	Channel section G-G Refer PGA Typical Cross Sections Plan 14166-304. Cut volume 18,520m3	18520	cbm	\$17	\$307,075	67%	33%	\$100,530.37	102.5884	\$979.94
CH_05	East of English Street (PGA Channel Section 1)	Channel section H-H Refer PGA Typical Cross Sections Plan 14166-304. Cut volume 24,247m3. Fill volume 1,042m3	24247	cbm	\$17	\$402,032	67%	33%	\$131,617.71	102.5884	\$1,282.97
CH_06	Along northern boundary of Maryvale Recreation Reserve	Channel as per typical profile DP fig.4 - 27m wide reserve, approx 395Lm long	395	Lm	\$921	\$363,854	67%	33%	\$119,118.96	102.5884	\$1,161.13
CH_07	Transition from Latrobe Road culverts to future pipeline PI_01	Allowance for inlet structure to pipeline PI_01 and depressed collection area.	1	Each	\$65,804	\$65,804	67%	33%	\$21,542.93	102.5884	\$209.99
CV Culverts under existing Roads											
CV_01	At Gordon Street (Crossing No. 2)	1 No. 2400mm x 1200mm & 1 No. 1200mm x 1200mm box culverts, allow 25Lm	1	Each	\$797,260	\$797,260	67%	33%	\$261,007.68	102.5884	\$2,544.22
CV_02	At English Street (Crossing No. 1)	5No. 2400mm x 1200mm box culverts, allow 20Lm	1	Each	\$941,900	\$941,900	67%	33%	\$308,360.09	102.5884	\$3,005.80
CV_03	WR02 Outlet culvert and Weir Structure	6 No. 1050mm RCP allow 14Lm	1	Each	\$190,309	\$190,309	67%	33%	\$62,303.50	102.5884	\$607.32
PI Pipes											
PI_01	Between Latrobe Road and Gordon Street	To be developer funded as trade off for release of developable land along existing waterway				\$0	0%	100%	\$0	102.5884	\$0.00
OS Public Open Space Improvements											
OS_01	Unencumbered Open Space north of Gordon Street	Playground, BBQ facilities, formal paths, lawn and plantings	4850	sqm	\$79	\$382,979	0%	100%	\$382,979	109.1284	\$3,509.43
OS_02	Unencumbered Open Space east of English Street	Playground, BBQ facilities, formal paths, lawn and plantings	7176	sqm	\$79	\$566,651	0%	100%	\$566,651	109.1284	\$5,192.52
OS_03	Unencumbered Open Space east of Ashley Street	Playground, BBQ facilities, formal paths, lawn and plantings	4105	sqm	\$79	\$324,150	0%	100%	\$324,150	109.1284	\$2,970.36
OS_04	Wetland WR_01 surrounds	Informal plantings, unsealed pedestrian path. Excludes development within wetland included in item WR_01. Approximate total open space area is 0.33ha.	1592	sqm	\$39	\$62,856	0%	100%	\$62,856	109.1284	\$575.98
OS_05	Drainage channels CH_02 & CH_03 excluding pilot channel	Informal plantings, unsealed pedestrian path	9460	sqm	\$39	\$373,503	0%	100%	\$373,503	109.1284	\$3,422.60
OS_06	Wetland WR_02 surrounds	Informal plantings, unsealed pedestrian path. Excludes development within wetland included in item WR_02. Approximate total open space area is 2.09ha.	13357	sqm	\$39	\$527,366	0%	100%	\$527,366	109.1284	\$4,832.53
OS_07	Drainage channel CH_04 excluding pilot channel	Informal plantings, unsealed pedestrian path	9915	sqm	\$39	\$391,468	0%	100%	\$391,468	109.1284	\$3,587.22
OS_08	Drainage channel CH_05 excluding pilot channel	Informal plantings, unsealed pedestrian path	6732	sqm	\$39	\$265,795	0%	100%	\$265,795	109.1284	\$2,435.62
OS_09	Wetland WR_03 surrounds & Drainage channel CH_06 excluding pilot channel	Informal plantings, unsealed pedestrian path. Excludes development within wetland included in item WR_03. Approximate total open space area is 2.46ha.	16574	sqm	\$39	\$654,381	0%	100%	\$654,381	109.1284	\$5,996.43
OS_10	Existing Open Channel	Informal plantings	2792	sqm	\$39	\$110,235	0%	100%	\$110,235	109.1284	\$1,010.14
OS_11	Wetland WR_04 surrounds	Informal plantings, unsealed pedestrian path. Excludes development within wetland included in item WR_04. Approximate total open space area is 1.27ha.	4032	sqm	\$39	\$159,193	0%	100%	\$159,193	109.1284	\$1,458.77
OS_12	Water Supply Reserve	Informal plantings, unsealed pedestrian path	14734	sqm	\$39	\$581,733	0%	100%	\$581,733	109.1284	\$5,330.72
Total Estimated Cost						\$15,997,954			\$13,899,551		\$130,979
Total Estimated Net Developable Area in DP is						109.13 ha					\$70,732.91
Estimated Contribution per Ha						\$ 127,368.78 per ha. (2018 dollars)					

- Notes
- Developers to fund construction of roads to Major or Minor Access Street standard in accordance with Latrobe City Design Guidelines. DCP to fund upgrade above Major Access Street standard to Collector or Collector-Bus Route as defined on Develo Collector Road Bus Route cross section - assume 20.6m reserve, 11.6m carriageway including parking bays, kerb & channel, shared path one side, footpath one side.
 - Compensation for road widening greater than 18m width required for Major Access Street profile. Note that cadastral information indicates that the existing Gordon Street reservation
 - Road and Drainage infrastructure costs include 20% contingency allowance, 15% survey, design and project management, 3.25% Council plan checking & supervision fees.
 - Drainage Channels includes allowance for pilot channel rock work and aquatic planting.
 - Road and drainage costs exclude any allowance for clean out and backfilling of the existing drain associated with the re-alignment of the drain. Any filling to allotments required to achieve the necessary freeboard above 1 in 100 year flood levels is to 1
 - The proposed drainage channels and road culverts will cater for an external catchment of 226ha and a Development Plan catchment of 100ha.
 - Costs exclude GST