

3. DC PROJECT LIST

Morwell North West DCP

Index Year25/26

Project Item	Project Category		Project Description	Estimated Project Cost				Estimated External Use %	Main Catchment Area Use % (6)	Main Catchment Area Contribution \$	NDA	Charge per hectare
				Quantity	Unit	Adjusted Rate	Adjusted Index Estimated Cost					
RD	Roads - Infrastructure											
RD01	Roads - Infrast	Gordon Street between Latrobe Road & English Street	Upgrade of future Major Access Street to Collector Road - future Bus Route (1)	490	Lm	\$1,351	\$ 662,150.28	0%	100%	\$ 662,150.28	109.13 ha	\$ 6,067.64
RD02	Roads - Infrast	English Street south of Gordon Street	Upgrade from Major Access Street standard to Collector Road (2)	370	Lm	\$378	\$ 139,997.49	0%	100%	\$ 139,997.49	109.13 ha	\$ 1,282.87
RD03	Roads - Infrast	Ashley Street extension to English Street	Upgrade of future Major Access Street to Collector Road - Bus Route	1190	Lm	\$1,351	\$ 1,608,079.26	0%	100%	\$ 1,608,079.26	109.13 ha	\$ 14,735.70
RD04	Roads - Infrast	Heritage Street westerly extension	Upgrade of future Major Access Street to Collector Road	330	Lm	\$378	\$ 124,862.62	0%	100%	\$ 124,862.62	109.13 ha	\$ 1,144.18
Sub Total							\$ 2,535,089.65			\$2,535,089.65		\$23,230.40
RD	Roads - Land											
RD05	Roads - Land	Gordon Street between Latrobe Road & English Street	Widening - 2.6m for upgrade from Major Access St to Collector Rd-Bus Route	0	Ha	\$617,938	\$ 78,725.30	0%	100%	\$ 78,725.30	109.13 ha	\$ 721.40
RD06	Roads - Land	English Street south of Gordon Street	No widening required									
RD07	Roads - Land	Ashley Street extension to English Street	Widening - 2.6m for upgrade from Major Access St to Collector Rd-Bus Route	0	Ha	\$617,938	\$ 191,190.02	0%	100%	\$ 191,190.02	109.13 ha	\$ 1,751.98
RD08	Roads - Land	Heritage Street westerly extension	Widening - 2.0m for upgrade from Major Access Street to Collector Road	0	Ha	\$617,938	\$ 40,783.91	0%	100%	\$ 40,783.91	109.13 ha	\$ 373.73
RD09	Roads - Land	Heritage Street between Grant Street and eastern boundary of	Widening on south side	0	Ha	\$617,938	\$ 26,324.16	0%	100%	\$ 26,324.16	109.13 ha	\$ 241.22
Sub Total							\$ 337,023.39			\$337,023.39		\$3,088.33
IN	Intersections											
IN01	Intersections	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	\$504,495	\$ 504,495.45	0%	100%	\$ 504,495.45	109.13 ha	\$ 4,622.97
IN02	Intersections	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	\$630,619	\$ 630,619.32	0%	100%	\$ 630,619.32	109.13 ha	\$ 5,778.71
IN03	Intersections	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	\$720,708	\$ 720,707.79	0%	100%	\$ 720,707.79	109.13 ha	\$ 6,604.24
Sub Total							\$ 1,855,822.56			\$1,855,822.56		\$17,005.91
PT	Public Transport											
PT01	Public Transpc	Bus Stops at 300m intervals	Including signage, paving and bench. Assume on road bus bay.	2	No.	\$3,604	\$ 7,207.08	0%	100%	\$ 7,207.08	109.13 ha	\$ 66.04
Sub Total							\$ 7,207.08			\$7,207.08		\$66.04
DR	Drainage											
WR	Wetlands/ Retarding Basin											
WR_01a	Drainage	At Leonard Street	Treatment area approx 0.17ha	1700	sqm	\$144	\$ 245,040.65	0%	100%	\$ 245,040.65	102.59 ha	\$ 2,388.58
WR_01b	Drainage		Retardation storage approx 1730cbm	1730	cbm	\$72	\$ 124,682.45	0%	100%	\$ 124,682.45	102.59 ha	\$ 1,215.37
WR_02a	Drainage	North of Gordon Street.	Treatment area approx 0.75ha. Typical profile as per DP fig 4	7500	sqm	\$144	\$ 1,081,061.68	0%	100%	\$ 1,081,061.68	102.59 ha	\$ 10,537.86
WR_02b	Drainage		Retardation storage approx 40,000cbm	40000	cbm	\$72	\$ 2,882,831.16	0%	100%	\$ 2,882,831.16	102.59 ha	\$ 28,100.95
WR_03	Drainage	North of Maryvale Recreation Reserve	Treatment area approx 0.80ha	8000	sqm	\$144	\$ 1,153,132.46	0%	100%	\$ 1,153,132.46	102.59 ha	\$ 11,240.38
WR_04a	Drainage	East of Jason Street	Treatment area approx 0.52ha	5200	sqm	\$144	\$ 749,536.10	0%	100%	\$ 749,536.10	102.59 ha	\$ 7,306.25
WR_04b	Drainage		Retardation storage approx 6,600cbm	6600	cbm	\$72	\$ 475,667.14	0%	100%	\$ 475,667.14	102.59 ha	\$ 4,636.66
WR_04c	Drainage		Pipes (675mm dia. RCP) inlet & Outlet to WRO4	297	Lm	\$965	\$ 286,462.06	0%	100%	\$ 286,462.06	102.59 ha	\$ 2,792.34
WR_04d	Drainage		Pits (900x600mm)	7	Each	\$3,087	\$ 21,607.19	0%	100%	\$ 21,607.19	102.59 ha	\$ 210.62
WR_04e	Drainage		Headwalls (incl.Apron) at Inlet and Outlets	3	Each	\$14,376	\$ 43,128.37	0%	100%	\$ 43,128.37	102.59 ha	\$ 420.40
CH	Drainage Channels		See DP cross sections figs. 4 & 5									
CH_01	Drainage	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	\$23	\$ 30,616.42	67.26%	32.74%	\$ 10,023.23	102.59 ha	\$ 97.70
CH_02	Drainage	South of Leonard Street to Wetland WR_01	Channel as per typical profile DP fig.5 - 43m wide reserve, approx 220Lm long	220	Lm	\$1,299	\$ 285,717.52	67.26%	32.74%	\$ 93,538.47	102.59 ha	\$ 911.78
CH_03	Drainage	Low Flow Conveyance Channel through Basin WR02. Inlet at	Channel Section E-E Low Flow Channel. Refer PGA Typical Cross Sections Plan 14166-304. 10m wide, 1m deep, 320m long.	1750	cbm	\$23	\$ 39,483.22	67.26%	32.74%	\$ 12,926.05	102.59 ha	\$ 126.00
CH_04	Drainage	Between Gordon Street and English Street	Channel Section G-G Refer PGA Typical Cross Sections Plan 14166-304. Cut volume 24,247m3. Fill volume 1,042m3	18520	cbm	\$23	\$ 417,845.30	67.26%	32.74%	\$ 136,794.59	102.59 ha	\$ 1,333.43
CH_05	Drainage	East of English Street	Channel Section H-H Refer PGA Typical Cross Sections Plan 14166-304. Cut volume 24,247m3. Fill volume 1,042m3.	24247	cbm	\$23	\$ 547,056.96	67.26%	32.74%	\$ 179,096.03	102.59 ha	\$ 1,745.77
CH_06	Drainage	Along northern boundary of Maryvale Recreation Reserve	Channel as per typical profile DP fig.4 - 27m wide reserve, approx 395Lm long	395	Lm	\$1,261	\$ 498,189.26	67.26%	32.74%	\$ 163,097.67	102.59 ha	\$ 1,589.83
CH_07	Drainage	Transition from Latrobe Road culverts to future pipeline PI_01	Allowance for inlet structure to pipeline PI_01 and depressed collection area.	1	Each	\$90,088	\$ 90,088.47	67.26%	32.74%	\$ 29,493.25	102.59 ha	\$ 287.49
CV	Culverts under existing Roads											
CV_01	Drainage	At Gordon Street (Crossing No.2)	1No. 2400mm x 1200mm & 1 No. 1200mm x 1200mm box culverts, allow 25Lm	1	Each	\$1,071,131.87	\$ 1,071,131.87	67.26%	32.74%	\$ 350,668.17	102.59 ha	\$ 3,418.20
CV_02	Drainage	At English Street (Crossing No.1)	5No. 2400mm x 1200mm box culverts, allow 20Lm	1	Each	\$1,265,458	\$ 1,265,458.42	67.26%	32.74%	\$ 414,286.98	102.59 ha	\$ 4,038.34
CV_03	Drainage	WR02 Outlet culvert and Weir Structure	6 No. 1050mm RCP allow 14Lm	1	Each	\$255,683	\$ 255,683.48	67.26%	32.74%	\$ 83,705.90	102.59 ha	\$ 815.94
PI	Pipes											
PI_01	Drainage	Between Latrobe Road and Gordon Street	To be developer funded as trade off for release of developable land along existing waterway	0		\$0		0.00%	100.00%	\$ -	102.59 ha	\$ -
Sub Total							\$ 11,564,420.19			\$8,536,779.63		\$83,213.89
OS	Public Open Space Improvements											
OS_01	Public Open S	Unencumbered Open Space north of Gordon Street	Playground, BBQ facilities, formal paths, lawn and plantings	4850	sqm	\$108	\$ 524,314.92	0%	100%	\$ 524,314.92	109.13 ha	\$ 4,804.58
OS_02	Public Open S	Unencumbered Open Space east of English Street	Playground, BBQ facilities, formal paths, lawn and plantings	7176	sqm	\$108	\$ 775,769.86	0%	100%	\$ 775,769.86	109.13 ha	\$ 7,108.80
OS_03	Public Open S	Unencumbered Open Space east of Ashley Street	Playground, BBQ facilities, formal paths, lawn and plantings	4105	sqm	\$108	\$ 443,775.82	0%	100%	\$ 443,775.82	109.13 ha	\$ 4,066.56
OS_04	Public Open S	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	\$54	\$ 86,052.51	0%	100%	\$ 86,052.51	109.13 ha	\$ 788.55
OS_05	Public Open S	Drainage channels CH_02 & CH_03 excluding pilot channel	Informal plantings, unsealed pedestrian path	9460	sqm	\$54	\$ 511,342.18	0%	100%	\$ 511,342.18	109.13 ha	\$ 4,685.71
OS_06	Public Open S	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	\$54	\$ 721,987.05	0%	100%	\$ 721,987.05	109.13 ha	\$ 6,615.96
OS_07	Public Open S	Drainage channel CH_04 excluding pilot channel	Informal plantings, unsealed pedestrian path	9915	sqm	\$54	\$ 535,936.33	0%	100%	\$ 535,936.33	109.13 ha	\$ 4,911.08
OS_08	Public Open S	Drainage channel CH_05 excluding pilot channel	Informal plantings, unsealed pedestrian path	6732	sqm	\$54	\$ 363,885.36	0%	100%	\$ 363,885.36	109.13 ha	\$ 3,334.48
OS_09	Public Open S	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	\$54	\$ 895,875.82	0%	100%	\$ 895,875.82	109.13 ha	\$ 8,209.40
OS_10	Public Open S	Existing Open Channel	Informal plantings	2792	sqm	\$54	\$ 150,916.21	0%	100%	\$ 150,916.21	109.13 ha	\$ 1,382.93
OS_11	Public Open S	Wetland WR_04 surrounds	Informal plantings, unsealed pedestrian path. Excludes development within wetland included in item WR_04. Approximate total open space area is 0.92ha.	4032	sqm	\$54	\$ 217,942.04	0%	100%	\$ 217,942.04	109.13 ha	\$ 1,997.12
OS_12	Public Open S	Water Supply Reserve	Informal plantings, unsealed pedestrian path	14734	sqm	\$54	\$ 796,418.14	0%	100%	\$ 796,418.14	109.13 ha	\$ 7,298.01
Sub Total							\$ 6,024,216.24			\$6,024,216.24		\$55,203.16
Total Estimated Cost							\$ 22,323,779.10			\$ 19,296,138.54		\$ 181,807.73

Total Estimated Net Developable Area in DP is	109.13 ha
External Contribution (Council)	\$3,027,640.56
Estimated Contribution per Ha (all properties except Prop 21)	\$ 181,807.73 per ha.
Contribution per Ha for Property 21 only	\$ 98,593.84 per ha.