

3. DC PROJECT LIST

Morwell North West DCP

Index Year26/27

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	\$1,433	\$ 702,077.94	0%	100%	\$ 702,077.94	109.13 ha	\$ 6,433.52	
RD02	Roads - Infrast	English Street south of Gordon Street	Upgrade from Major Access Street standard to Collector Road (2)	370	Lm	\$401	\$ 148,439.34	0%	100%	\$ 148,439.34	109.13 ha	\$ 1,360.23	
RD03	Roads - Infrast	Ashley Street extension to English Street	Upgrade of future Major Access Street to Collector Road - Bus Route	1190	Lm	\$1,433	\$ 1,705,046.43	0%	100%	\$ 1,705,046.43	109.13 ha	\$ 15,624.27	
RD04	Roads - Infrast	Heritage Street westerly extension	Upgrade of future Major Access Street to Collector Road	330	Lm	\$401	\$ 132,391.84	0%	100%	\$ 132,391.84	109.13 ha	\$ 1,213.18	
Sub Total							\$ 2,687,955.56			\$2,687,955.56		\$24,631.20	
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	\$0	\$ -	0%	100%	\$ -	109.13 ha	\$ -	
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	0.3094	Ha	\$0	\$ -	0%	100%	\$ -	109.13 ha	\$ -	
RD08	Roads - Land	Heritage Street westerly extension	Widening - 2.0m for upgrade from Major Access Street to Collector Road	0	Ha	\$0	\$ -	0%	100%	\$ -	109.13 ha	\$ -	
RD09	Roads - Land	Heritage Street between Grant Street and eastern boundary of	Widening on south side	0	Ha	\$0	\$ -	0%	100%	\$ -	109.13 ha	\$ -	
Sub Total							\$ -			\$0.00		\$0.00	
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	\$534,917	\$ 534,916.53	0%	100%	\$ 534,916.53	109.13 ha	\$ 4,901.73	
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	\$668,646	\$ 668,645.66	0%	100%	\$ 668,645.66	109.13 ha	\$ 6,127.16	
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	\$764,166	\$ 764,166.47	0%	100%	\$ 764,166.47	109.13 ha	\$ 7,002.47	
Sub Total							\$ 1,967,728.66			\$1,967,728.66		\$18,031.37	
PT	Public Transport												
PT01	Public Transpc	Bus Stops at 300m intervals	Including signage, paving and bench. Assume on road bus bay.	2	No.	\$3,821	\$ 7,641.66	0%	100%	\$ 7,641.66	109.13 ha	\$ 70.02	
Sub Total							\$ 7,641.66			\$7,641.66		\$70.02	
DR	Drainage												
WR	Wetlands/ Retarding Basin												
WR_01a	Drainage	At Leonard Street	Treatment area approx 0.17ha	1700	sqm	\$153	\$ 259,816.60	0%	100%	\$ 259,816.60	102.59 ha	\$ 2,532.61	
WR_01b	Drainage		Retardation storage approx 1730cbm	1730	cbm	\$76	\$ 132,200.80	0%	100%	\$ 132,200.80	102.59 ha	\$ 1,288.65	
WR_02a	Drainage	North of Gordon Street.	Treatment area approx 0.75ha. Typical profile as per DP fig 4	7500	sqm	\$153	\$ 1,146,249.70	0%	100%	\$ 1,146,249.70	102.59 ha	\$ 11,173.29	
WR_02b	Drainage		Retardation storage approx 40,000cbm	40000	cbm	\$76	\$ 3,056,665.88	0%	100%	\$ 3,056,665.88	102.59 ha	\$ 29,795.43	
WR_03	Drainage	North of Maryvale Recreation Reserve	Treatment area approx 0.80ha	8000	sqm	\$153	\$ 1,222,666.35	0%	100%	\$ 1,222,666.35	102.59 ha	\$ 11,918.17	
WR_04a	Drainage	East of Jason Street	Treatment area approx 0.52ha	5200	sqm	\$153	\$ 794,733.13	0%	100%	\$ 794,733.13	102.59 ha	\$ 7,746.81	
WR_04b	Drainage		Retardation storage approx 6,600cbm	6600	cbm	\$76	\$ 504,349.87	0%	100%	\$ 504,349.87	102.59 ha	\$ 4,916.25	
WR_04c	Drainage		Pipes (675mm dia. RCP) inlet & Outlet to WRO4	297	Lm	\$1,023	\$ 303,735.72	0%	100%	\$ 303,735.72	102.59 ha	\$ 2,960.72	
WR_04d	Drainage		Pits (900x600mm)	7	Each	\$3,273	\$ 22,910.11	0%	100%	\$ 22,910.11	102.59 ha	\$ 223.32	
WR_04e	Drainage		Headwalls (incl.Apron) at Inlet and Outlets	3	Each	\$15,243	\$ 45,729.01	0%	100%	\$ 45,729.01	102.59 ha	\$ 445.75	
CH	Drainage Channels												
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	\$24	\$ 32,462.59	67.26%	32.74%	\$ 10,627.63	102.59 ha	\$ 103.59	
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	\$1,377	\$ 302,946.28	67.26%	32.74%	\$ 99,178.84	102.59 ha	\$ 966.76	
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	\$24	\$ 41,864.06	67.26%	32.74%	\$ 13,705.50	102.59 ha	\$ 133.60	
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	\$24	\$ 443,041.37	67.26%	32.74%	\$ 145,043.31	102.59 ha	\$ 1,413.84	
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	\$24	\$ 580,044.50	67.26%	32.74%	\$ 189,895.52	102.59 ha	\$ 1,851.04	
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	\$1,337	\$ 528,230.07	67.26%	32.74%	\$ 172,932.46	102.59 ha	\$ 1,685.69	
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	\$95,521	\$ 95,520.81	67.26%	32.74%	\$ 31,271.69	102.59 ha	\$ 304.83	
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	\$1,135,721.12	\$ 1,135,721.12	67.26%	32.74%	\$ 371,813.46	102.59 ha	\$ 3,624.32	
CV_02	Drainage	At English Street (Crossing No.1)	5No. 2400mm x 1200mm box culverts, allow 20Lm	1	Each	\$1,341,766	\$ 1,341,765.56	67.26%	32.74%	\$ 439,268.49	102.59 ha	\$ 4,281.85	
CV_03	Drainage	WR02 Outlet culvert and Weir Structure	6 No. 1050mm RCP allow 14Lm	1	Each	\$271,101	\$ 271,101.19	67.26%	32.74%	\$ 88,753.37	102.59 ha	\$ 865.14	
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							\$ 12,261,754.73			\$9,051,547.44		\$88,231.69	
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	\$115	\$ 555,931.11	0%	100%	\$ 555,931.11	109.13 ha	\$ 5,094.30	
OS_02	Public Open S	Unencumbered Open Space east of English Street	Playground, BBQ facilities, formal paths, lawn and plantings	7176	sqm	\$115	\$ 822,548.79	0%	100%	\$ 822,548.79	109.13 ha	\$ 7,537.46	
OS_03	Public Open S	Unencumbered Open Space east of Ashley Street	Playground, BBQ facilities, formal paths, lawn and plantings	4105	sqm	\$115	\$ 470,535.50	0%	100%	\$ 470,535.50	109.13 ha	\$ 4,311.77	
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	\$57	\$ 91,241.48	0%	100%	\$ 91,241.48	109.13 ha	\$ 836.10	
OS_05	Public Open S	Drainage channels CH_02 & CH_03 excluding pilot channel	Informal plantings, unsealed pedestrian path	9460	sqm	\$57	\$ 542,176.11	0%	100%	\$ 542,176.11	109.13 ha	\$ 4,968.25	
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	\$57	\$ 765,522.86	0%	100%	\$ 765,522.86	109.13 ha	\$ 7,014.90	
OS_07	Public Open S	Drainage channel CH_04 excluding pilot channel	Informal plantings, unsealed pedestrian path	9915	sqm	\$57	\$ 568,253.29	0%	100%	\$ 568,253.29	109.13 ha	\$ 5,207.21	
OS_08	Public Open S	Drainage channel CH_05 excluding pilot channel	Informal plantings, unsealed pedestrian path	6732	sqm	\$57	\$ 385,827.65	0%	100%	\$ 385,827.65	109.13 ha	\$ 3,535.55	
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	\$57	\$ 949,897.13	0%	100%	\$ 949,897.13	109.13 ha	\$ 8,704.42	
OS_10	Public Open S	Existing Open Channel	Informal plantings	2792	sqm	\$57	\$ 160,016.46	0%	100%	\$ 160,016.46	109.13 ha	\$ 1,466.32	
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	\$57	\$ 231,083.94	0%	100%	\$ 231,083.94	109.13 ha	\$ 2,117.55	
OS_12	Public Open S	Water Supply Reserve	Informal plantings, unsealed pedestrian path	14734	sqm	\$57	\$ 844,442.16	0%	100%	\$ 844,442.16	109.13 ha	\$ 7,738.08	
Sub Total							\$ 6,387,476.48			\$6,387,476.48		\$58,531.91	
Total Estimated Cost							\$ 23,312,557.08			\$ 20,102,349.80		\$ 189,496.18	

Total Estimated Net Developable Area in DP is	109.13 ha
External Contribution (Council)	\$3,210,207.29
Estimated Contribution per Ha (all properties except Prop 21)	\$189,496.18 per ha.
Contribution per Ha for Property 21 only	\$101,264.50 per ha.