3. DC PROJECT LIST

Morwell North West DCP

Index Year **26/27**

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	$612,775	$ 78,067.57	0%	100%	$ 78,067.57	109.13 ha	$ 715.38
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	$612,775	$ 189,592.67	0%	100%	$ 189,592.67	109.13 ha	$ 1,737.34
RD08	Roads - Land	Heritage Street westerly extension	Widening - 2.0m for upgrade from Major Access Street to Collector Road	0	Ha	$612,775	$ 40,443.17	0%	100%	$ 40,443.17	109.13 ha	$ 370.60
RD09	Roads - Land	Heritage Street between Grant Street and eastern boundary of	Widening on south side	0	Ha	$612,775	$ 26,104.23	0%	100%	$ 26,104.23	109.13 ha	$ 239.21
Sub Total							**$ 334,207.63**			**$334,207.63**		**$3,062.53**
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	Northern Wetland	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	Northern Wetland	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	Northern Wetland	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	Northern Wetland	Pits (900x600mm)	7	Each	$3,273	$ 22,910.11	0%	100%	$ 22,910.11	102.59 ha	$ 223.32
WR_04e	Drainage	Northern Wetland	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**	**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	$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 ar	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 exclud	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							$ 23,646,764.71			$ 20,436,557.42		$ 192,558.71

Total Estimated Net Developable Area in DP is	109.13 ha
External Contribution (Council)	$3,210,207.29
Estimated Contribution per Ha (all properties except Prop 21)	**$ 192,558.71 per ha.**