

3. DC PROJECT LIST

Morwell North West DCP

Index Year **24/25**

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	\$1,295	\$ 634,730	0%	100%	\$ 634,729.95	109.13 ha \$ 5,816.37
RD02	Roads - Infrast	English Street south of Gordon Street	Upgrade from Major Access Street standard to Collector Road (2)	370	Lm	\$363	\$ 134,200	0%	100%	\$ 134,200.05	109.13 ha \$ 1,229.75
RD03	Roads - Infrast	Ashley Street extension to English Street	Upgrade of future Major Access Street to Collector Road - Bus Route	1190	Lm	\$1,295	\$ 1,541,487	0%	100%	\$ 1,541,487.02	109.13 ha \$ 14,125.48
RD04	Roads - Infrast	Heritage Street westerly extension	Upgrade of future Major Access Street to Collector Road	330	Lm	\$363	\$ 119,692	0%	100%	\$ 119,691.93	109.13 ha \$ 1,096.80
Sub Total							\$2,430,109			\$2,430,108.94	\$22,268.41
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	\$528,232	\$ 67,297	0%	100%	\$ 67,296.76	109.13 ha \$ 616.68
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	\$528,232	\$ 163,435	0%	100%	\$ 163,434.98	109.13 ha \$ 1,497.64
RD08	Roads - Land	Heritage Street westerly extension	Widening - 2.0m for upgrade from Major Access Street to Collector Road	0	Ha	\$528,232	\$ 34,863	0%	100%	\$ 34,863.31	109.13 ha \$ 319.47
RD09	Roads - Land	Heritage Street between Grant Street and eastern boundary of	Widening on south side	0	Ha	\$528,232	\$ 22,503	0%	100%	\$ 22,502.68	109.13 ha \$ 206.20
Sub Total							\$288,098			\$288,097.73	\$2,640.00
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	\$483,604	\$ 483,604	0%	100%	\$ 483,603.77	109.13 ha \$ 4,431.52
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	\$604,505	\$ 604,505	0%	100%	\$ 604,504.71	109.13 ha \$ 5,539.40
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	\$690,863	\$ 690,863	0%	100%	\$ 690,862.53	109.13 ha \$ 6,330.75
Sub Total							\$1,778,971			\$1,778,971.01	\$16,301.68
PT Public Transport											
PT01	Public Transp	Bus Stops at 300m intervals	Including signage, paving and bench. Assume on road bus bay.	2	No.	\$3,454	\$ 6,909	0%	100%	\$ 6,908.63	109.13 ha \$ 63.31
Sub Total							\$6,909			\$6,908.63	\$63.31
DR Drainage											
WR Wetlands/ Retarding Basin											
WR_01a	Drainage	At Leonard Street	Treatment area approx 0.17ha	1700	sqm	\$138	\$ 234,893	0%	100%	\$ 234,893.26	102.59 ha \$ 2,289.67
WR_01b	Drainage		Retardation storage approx 1730cbm	1730	cbm	\$69	\$ 119,519	0%	100%	\$ 119,519.22	102.59 ha \$ 1,165.04
WR_02a	Drainage	North of Gordon Street.	Treatment area approx 0.75ha. Typical profile as per DP fig 4	7500	sqm	\$138	\$ 1,036,294	0%	100%	\$ 1,036,293.79	102.59 ha \$ 10,101.47
WR_02b	Drainage		Retardation storage approx 40,000cbm	40000	cbm	\$69	\$ 2,763,450	0%	100%	\$ 2,763,450.11	102.59 ha \$ 26,937.26
WR_03	Drainage	North of Maryvale Recreation Reserve	Treatment area approx 0.80ha	8000	sqm	\$138	\$ 1,105,380	0%	100%	\$ 1,105,380.05	102.59 ha \$ 10,774.90
WR_04a	Drainage	East of Jason Street	Treatment area approx 0.52ha	5200	sqm	\$138	\$ 718,497	0%	100%	\$ 718,497.03	102.59 ha \$ 7,003.69
WR_04b	Drainage		Retardation storage approx 6,600cbm	6600	cbm	\$69	\$ 455,969	0%	100%	\$ 455,969.27	102.59 ha \$ 4,444.65
WR_04c	Drainage		Pipes (675mm dia. RCP) inlet & Outlet to WRO4	297	Lm	\$925	\$ 274,599	0%	100%	\$ 274,599.36	102.59 ha \$ 2,676.71
WR_04d	Drainage		Pits (900x600mm)	7	Each	\$2,959	\$ 20,712	0%	100%	\$ 20,712.42	102.59 ha \$ 201.90
WR_04e	Drainage		Headwalls (incl.Apron) at Inlet and Outlets	3	Each	\$13,781	\$ 41,342	0%	100%	\$ 41,342.38	102.59 ha \$ 402.99
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	\$22	\$ 29,349	67.26%	32.74%	\$ 9,608.16	102.59 ha \$ 93.66
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 Channel Section E-E Low Flow Channel. Refer PGA Typical Cross Sections Plan	220	Lm	\$1,245	\$ 273,886	67.26%	32.74%	\$ 89,664.95	102.59 ha \$ 874.03
CH_03	Drainage	Low Flow Conveyance Channel through Basin WR02. Inlet ar	Channel Section G-G Refer PGA Typical Cross Sections Plan 14166-304. Cut volume 24,247m3. Fill volume 1,042m3	1750	cbm	\$22	\$ 37,848	67.26%	32.74%	\$ 12,390.77	102.59 ha \$ 120.78
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	\$22	\$ 400,542	67.26%	32.74%	\$ 131,129.79	102.59 ha \$ 1,278.21
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	\$22	\$ 524,403	67.26%	32.74%	\$ 171,679.48	102.59 ha \$ 1,673.48
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	\$1,209	\$ 477,559	67.26%	32.74%	\$ 156,343.63	102.59 ha \$ 1,523.99
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	\$86,358	\$ 86,358	67.26%	32.74%	\$ 28,271.90	102.59 ha \$ 275.59
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	\$1,026,775.18	\$ 1,026,775.18	67.26%	32.74%	\$ 336,146.64	102.59 ha \$ 3,276.65
CV_02	Drainage	At English Street (Crossing No.1)	5No. 2400mm x 1200mm box culverts, allow 20Lm	1	Each	\$1,213,054	\$ 1,213,054	67.26%	32.74%	\$ 397,130.93	102.59 ha \$ 3,871.11
CV_03	Drainage	WR02 Outlet culvert and Weir Structure	6 No. 1050mm RCP allow 14Lm	1	Each	\$245,095	\$ 245,095	67.26%	32.74%	\$ 80,239.55	102.59 ha \$ 782.15
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							\$11,085,525			\$8,183,262.68	\$79,767.91
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	\$104	\$ 502,602	0%	100%	\$ 502,602.49	109.13 ha \$ 4,605.62
OS_02	Public Open S	Unencumbered Open Space east of English Street	Playground, BBQ facilities, formal paths, lawn and plantings	7176	sqm	\$104	\$ 743,644	0%	100%	\$ 743,644.43	109.13 ha \$ 6,814.42
OS_03	Public Open S	Unencumbered Open Space east of Ashley Street	Playground, BBQ facilities, formal paths, lawn and plantings	4105	sqm	\$104	\$ 425,399	0%	100%	\$ 425,398.60	109.13 ha \$ 3,898.16
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	\$52	\$ 82,489	0%	100%	\$ 82,488.99	109.13 ha \$ 755.89
OS_05	Public Open S	Drainage channels CH_02 & CH_03 excluding pilot channel	Informal plantings, unsealed pedestrian path	9460	sqm	\$52	\$ 490,167	0%	100%	\$ 490,166.96	109.13 ha \$ 4,491.67
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	\$52	\$ 692,089	0%	100%	\$ 692,088.81	109.13 ha \$ 6,341.99
OS_07	Public Open S	Drainage channel CH_04 excluding pilot channel	Informal plantings, unsealed pedestrian path	9915	sqm	\$52	\$ 513,743	0%	100%	\$ 513,742.65	109.13 ha \$ 4,707.70
OS_08	Public Open S	Drainage channel CH_05 excluding pilot channel	Informal plantings, unsealed pedestrian path	6732	sqm	\$52	\$ 348,816	0%	100%	\$ 348,816.49	109.13 ha \$ 3,196.39
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	\$52	\$ 858,777	0%	100%	\$ 858,776.67	109.13 ha \$ 7,869.44
OS_10	Public Open S	Existing Open Channel	Informal plantings	2792	sqm	\$52	\$ 144,667	0%	100%	\$ 144,666.61	109.13 ha \$ 1,325.66
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	\$52	\$ 208,917	0%	100%	\$ 208,916.83	109.13 ha \$ 1,914.42
OS_12	Public Open S	Water Supply Reserve	Informal plantings, unsealed pedestrian path	14734	sqm	\$52	\$ 763,438	0%	100%	\$ 763,437.64	109.13 ha \$ 6,995.79
Sub Total							\$5,774,747			\$5,774,747.16	\$52,917.14
Total Estimated Cost							\$ 21,364,359			\$ 18,462,096.15	\$ 173,958.44

Total Estimated Net Developable Area in DP is	109.13 ha
External Contribution (Council)	\$2,902,262.81
Estimated Contribution per Ha (all properties except Prop 21)	\$ 173,958.44 per ha.
Contribution per Ha for Property 21 only	\$ 94,190.53 per ha.