

Greater Flagstone Priority Development Area

Municipal Water Supply Network

Flagstone Future Assets

ASSET ID	DRAFT LIP v17 ID	C = Catalyst	DESCRIPTION	ASSET DESCRIPTION	AREA (ha)	LAND ACQUISITION RATE (\$/ha)	WORKS BASE COST	LAND COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST	
Potable Water Supply						\$ 40,173			15%	25%		
Bulk Water Supply												
WRES001	WRES001		D&C of trunk Water Infrastructure including the provision of land	Reservoir	0.5	\$ 40,173	\$ 3,213,786	\$ 20,086	\$ 482,068	\$ 803,446.61	\$ 4,519,387	
WRES002	WRES002		D&C of trunk Water Infrastructure including the provision of land	Reservoir	0.5	\$ 40,173	\$ 2,008,617	\$ 20,086	\$ 301,292	\$ 502,154	\$ 2,832,150	
WRES003	WRES003		D&C of trunk Water Infrastructure including the provision of land	Reservoir	0.5	\$ 40,173	\$ 1,447,929	\$ 20,086	\$ 217,189	\$ 361,982	\$ 2,047,187	
WRES004	WRES004		D&C of trunk Water Infrastructure including the provision of land	Reservoir	0.5	\$ 40,173	\$ 1,447,929	\$ 20,086	\$ 217,189	\$ 361,982	\$ 2,047,187	
WRES005	WRES005		D&C of trunk Water Infrastructure including the provision of land	Reservoir	0.5	\$ 40,173	\$ 1,447,929	\$ 20,086	\$ 217,189	\$ 361,982	\$ 2,047,187	
Sub-Total							\$ 9,566,191	\$ 100,432	\$ 1,434,929	\$ 2,391,548	\$ 13,493,099	
Water Pump Stations												
WPS001	WPS001		D&C of trunk Water Infrastructure	Pump Station			\$ 685,714		\$ 102,857	\$ 171,429	\$ 960,000	
WPS002	WPS002		D&C of trunk Water Infrastructure	Pump Station			\$ 685,714		\$ 102,857	\$ 171,429	\$ 960,000	
WPS003	WPS003		D&C of trunk Water Infrastructure	Pump Station			\$ 685,714		\$ 102,857	\$ 171,429	\$ 960,000	
WPS004	WPS004		D&C of trunk Water Infrastructure	Pump Station			\$ 685,714		\$ 102,857	\$ 171,429	\$ 960,000	
WPS005	WPS005		D&C of trunk Water Infrastructure	Pump Station			\$ 685,714		\$ 102,857	\$ 171,429	\$ 960,000	
WPS006	WPS006		D&C of trunk Water Infrastructure	Pump Station			\$ 685,714		\$ 102,857	\$ 171,429	\$ 960,000	
WPS007	WPS007		D&C of trunk Water Infrastructure	Pump Station			\$ 685,714		\$ 102,857	\$ 171,429	\$ 960,000	
WPS008	WPS008		D&C of trunk Water Infrastructure	Pump Station			\$ 685,714		\$ 102,857	\$ 171,429	\$ 960,000	
Sub-Total							\$ 5,485,714		\$ 822,857	\$ 1,371,429	\$ 7,680,000	
ASSET ID	DRAFT LIP v17 ID	C = Catalyst	DESCRIPTION	ASSET DESCRIPTION	DIA (mm)	LENGTH (m)	ADJUSTMENT FACTOR (TERRAIN)	WORKS COST PER UNIT (\$/m)	WORKS BASE COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST
Supply Mains							1.3			15%	25%	
WM001	WM001		D&C of trunk Water Main	Water Main	250	1,571	1.3	\$ 304	\$ 620,776	\$ 93,116	\$ 155,194	\$ 869,087
WM002	WM002		D&C of trunk Water Main	Water Main	300	407	1.3	\$ 393	\$ 207,980	\$ 31,197	\$ 51,995	\$ 291,172
WM007	WM007		D&C of trunk Water Main	Water Main	375	1,046	1.3	\$ 488	\$ 664,177	\$ 99,627	\$ 166,044	\$ 929,848
WM008	WM008		D&C of trunk Water Main	Water Main	375	2,556	1.3	\$ 488	\$ 1,622,366	\$ 243,355	\$ 405,591	\$ 2,271,312
WM009	WM009		D&C of trunk Water Main	Water Main	375	807	1.3	\$ 488	\$ 512,291	\$ 76,844	\$ 128,073	\$ 717,208
WM010	WM010		D&C of trunk Water Main	Water Main	375	2,054	1.3	\$ 488	\$ 1,303,482	\$ 195,522	\$ 325,870	\$ 1,824,874
WM011	WM011		D&C of trunk Water Main	Water Main	375	1,721	1.3	\$ 488	\$ 1,092,574	\$ 163,886	\$ 273,144	\$ 1,529,604
WM012	WM012		D&C of trunk Water Main	Water Main	300	421	1.3	\$ 393	\$ 215,213	\$ 32,282	\$ 53,803	\$ 301,298
WM013	WM013		D&C of trunk Water Main	Water Main	225	453	1.3	\$ 304	\$ 179,098	\$ 26,865	\$ 44,775	\$ 250,737
WM014	WM014		D&C of trunk Water Main	Water Main	300	1,891	1.3	\$ 393	\$ 967,368	\$ 145,105	\$ 241,842	\$ 1,354,315
WM015	WM015		D&C of trunk Water Main	Water Main	375	1,882	1.3	\$ 488	\$ 1,194,674	\$ 179,201	\$ 298,668	\$ 1,672,543
WM020	WM020		D&C of trunk Water Main	Water Main	375	683	1.3	\$ 488	\$ 433,527	\$ 65,029	\$ 108,382	\$ 606,938
WM021	WM021		D&C of trunk Water Main	Water Main	375	955	1.3	\$ 488	\$ 605,956	\$ 90,893	\$ 151,489	\$ 848,338
WM022	WM022		D&C of trunk Water Main	Water Main	375	3,783	1.3	\$ 488	\$ 2,400,759	\$ 360,114	\$ 600,190	\$ 3,361,062
WM023	WM023		D&C of trunk Water Main	Water Main	375	1,866	1.3	\$ 488	\$ 1,184,582	\$ 177,687	\$ 296,146	\$ 1,658,415
WM024	WM024		D&C of trunk Water Main	Water Main	375	1,036	1.3	\$ 488	\$ 657,386	\$ 98,608	\$ 164,347	\$ 920,341
WM025	WM025		D&C of trunk Water Main	Water Main	375	2,947	1.3	\$ 488	\$ 1,870,611	\$ 280,592	\$ 467,653	\$ 2,618,856
WM026	WM026		D&C of trunk Water Main	Water Main	375	1,644	1.3	\$ 488	\$ 1,043,317	\$ 156,498	\$ 260,829	\$ 1,460,644
WM030	WM030		D&C of trunk Water Main	Water Main	375	2,079	1.3	\$ 488	\$ 1,319,513	\$ 197,927	\$ 329,878	\$ 1,847,319
WM031	WM031		D&C of trunk Water Main	Water Main	375	261	1.3	\$ 488	\$ 165,766	\$ 24,865	\$ 41,441	\$ 232,072

Greater Flagstone Priority Development Area

WM032	WM032	D&C of trunk Water Main	Water Main	375	1,025	1.3	\$ 488	\$ 650,297	\$ 97,545	\$162,574	\$ 910,416
WM033	WM033	D&C of trunk Water Main	Water Main	375	2,259	1.3	\$ 488	\$ 1,433,767	\$ 215,065	\$358,442	\$ 2,007,274
WM034	WM034	D&C of trunk Water Main	Water Main	300	1,875	1.3	\$ 393	\$ 959,117	\$ 143,867	\$239,779	\$ 1,342,763
WM035	WM035	D&C of trunk Water Main	Water Main	250	500	1.3	\$ 304	\$ 197,658	\$ 29,649	\$49,414	\$ 276,721
WM036	WM036	D&C of trunk Water Main	Water Main	250	871	1.3	\$ 304	\$ 344,072	\$ 51,611	\$86,018	\$ 481,700
WM037	WM037	D&C of trunk Water Main	Water Main	250	1,329	1.3	\$ 304	\$ 525,115.05	\$ 78,767	\$131,279	\$ 735,161
WM042	WM042	D&C of trunk Water Main	Water Main	300	60	1.3	\$ 393	\$ 30,715.87	\$ 4,607	\$7,679	\$ 43,002
WM043	WM043	D&C of trunk Water Main	Water Main	300	817	1.3	\$ 393	\$ 418,133.24	\$ 62,720	\$104,533	\$ 585,387
WM044	WM044	D&C of trunk Water Main	Water Main	375	1,191	1.3	\$ 488	\$ 755,684.13	\$ 113,353	\$188,921	\$ 1,057,958
WM045	WM045	D&C of trunk Water Main	Water Main	250	5,653	1.3	\$ 304	\$ 2,233,881.65	\$ 335,082	\$558,470	\$ 3,127,434
WM046	WM046	D&C of trunk Water Main	Water Main	375	1,197	1.3	\$ 488	\$ 759,993.54	\$ 113,999	\$189,998	\$ 1,063,991
WM047	WM047	D&C of trunk Water Main	Water Main	300	871	1.3	\$ 393	\$ 445,513.70	\$ 66,827	\$111,378	\$ 623,719
WM048	WM048	D&C of trunk Water Main	Water Main	375	50	1.3	\$ 488	\$ 31,969.79	\$ 4,795	\$7,992	\$ 44,758
WM049	WM049	D&C of trunk Water Main	Water Main	250	1,863	1.3	\$ 304	\$ 736,238.24	\$ 110,436	\$184,060	\$ 1,030,734
WM050	WM050	D&C of trunk Water Main	Water Main	300	561	1.3	\$ 393	\$ 286,882.79	\$ 43,032	\$71,721	\$ 401,636
WM051	WM051	D&C of trunk Water Main	Water Main	375	991	1.3	\$ 488	\$ 628,773.34	\$ 94,316	\$157,193	\$ 880,283
WM052	WM052	D&C of trunk Water Main	Water Main	375	411	1.3	\$ 488	\$ 261,141.87	\$ 39,171	\$65,285	\$ 365,599
WM053	WM053	D&C of trunk Water Main	Water Main	300	742	1.3	\$ 393	\$ 379,380.53	\$ 56,907	\$94,845	\$ 531,133
WM054	WM054	D&C of trunk Water Main	Water Main	375	722	1.3	\$ 488	\$ 457,949.64	\$ 68,692	\$114,487	\$ 641,130
WM055	WM055	D&C of trunk Water Main	Water Main	250	683	1.3	\$ 304	\$ 269,994.20	\$ 40,499	\$67,499	\$ 377,992
WM056	WM056	D&C of trunk Water Main	Water Main	450	887	1.3	\$ 552	\$ 636,145.47	\$ 95,422	\$159,036	\$ 890,604
WM057	WM057	D&C of trunk Water Main	Water Main	375	2,710	1.3	\$ 488	\$ 1,719,642.00	\$ 257,946	\$429,910	\$ 2,407,499
WM058	WM058	D&C of trunk Water Main	Water Main	375	1,714	1.3	\$ 488	\$ 1,087,541.08	\$ 163,131	\$271,885	\$ 1,522,558
WM059	WM059	D&C of trunk Water Main	Water Main	250	569	1.3	\$ 304	\$ 224,799.63	\$ 33,720	\$56,200	\$ 314,719
WM060	WM060	D&C of trunk Water Main	Water Main	250	217	1.3	\$ 304	\$ 85,856.40	\$ 12,878	\$21,464	\$ 120,199
Sub-Total								\$ 33,821,679	\$ 5,073,252	\$8,455,420	\$ 47,350,350
TOTAL								\$ 48,873,584	\$ 7,331,038	\$12,218,396	\$ 68,523,449

Municipal Water Supply Network

Flagstone Existing Assets

ASSET ID	DRAFT LIP v17 ID	C = Catalyst	DESCRIPTION	ASSET DESCRIPTION	DIA (mm)	LENGTH (m)	OFFSET PROVIDED	OFFSET PERCENTAGE	OFFSET AMOUNT
Potable Water Supply Supply Mains									
WM003	WM003		D&C of trunk Water Main	Water Main	300	135	Y	100%	\$ 34,185
WM004	WM004		D&C of trunk Water Main	Water Main	300	422	Y	100%	\$ 106,605
WM005	WM005		D&C of trunk Water Main	Water Main	225	143	Y	100%	\$ 29,831
WM006	WM006		D&C of trunk Water Main	Water Main	225	366	Y	100%	\$ 76,350
WM038	WM038		D&C of trunk Water Main	Water Main	250	130	Y	100%	\$ 54,801
WM039	WM039		D&C of trunk Water Main	Water Main	250	332	Y	100%	\$ 139,955
WM040	WM040		D&C of trunk Water Main	Water Main	250	197	Y	100%	\$ 83,046
WM041	WM041		D&C of trunk Water Main	Water Main	250	121	Y	100%	\$ 51,008
TOTAL									\$ 575,780

Greater Flagstone Priority Development Area

Municipal Sewerage Network

Flagstone Future Assets

ASSET ID	DRAFT LIP v17 ID	C = Catalyst	DESCRIPTION	DIA (mm)	LENGTH (m)	DEPTH (m)	ADJUSTMENT FACTOR (TERRAIN)	WORKS COST PER UNIT (\$/m)	WORKS BASE COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST
Sewer Infrastructure Network							1.5			15%	25%	
Gravity Mains												
SGM002	SGM002		Design and Construct Sewerage Infrastructure	300	234	4	1.5	\$ 384	\$ 135,021	\$ 20,253	\$ 33,755.18	\$ 189,029
SGM003	SGM003		Design and Construct Sewerage Infrastructure	450	905	4	1.5	\$ 552	\$ 749,153	\$ 112,373	\$ 187,288	\$ 1,048,814
SGM004	SGM004		Design and Construct Sewerage Infrastructure	525	164	4	1.5	\$ 552	\$ 136,061	\$ 20,409	\$ 34,015	\$ 190,485
SGM005	SGM005		Design and Construct Sewerage Infrastructure	300	1,059	4	1.5	\$ 384	\$ 610,319	\$ 91,548	\$ 152,580	\$ 854,447
SGM006	SGM006		Design and Construct Sewerage Infrastructure	450	58	4	1.5	\$ 552	\$ 47,948	\$ 7,192	\$ 11,987	\$ 67,127
SGM007	SGM007		Design and Construct Sewerage Infrastructure	300	905	4	1.5	\$ 384	\$ 521,369	\$ 78,205	\$ 130,342	\$ 729,917
SGM008	SGM008		Design and Construct Sewerage Infrastructure	225	369	4	1.5	\$ 257	\$ 142,201	\$ 21,330	\$ 35,550	\$ 199,082
SGM009	SGM009		Design and Construct Sewerage Infrastructure	300	179	4	1.5	\$ 384	\$ 103,006	\$ 15,451	\$ 25,752	\$ 144,209
SGM010	SGM010		Design and Construct Sewerage Infrastructure	375	125	4	1.5	\$ 488	\$ 91,182	\$ 13,677	\$ 22,795	\$ 127,654
SGM011	SGM011		Design and Construct Sewerage Infrastructure	300	84	4	1.5	\$ 384	\$ 48,415	\$ 7,262	\$ 12,104	\$ 67,782
SGM012	SGM012		Design and Construct Sewerage Infrastructure	300	639	4	1.5	\$ 384	\$ 368,425	\$ 55,264	\$ 92,106	\$ 515,795
SGM013	SGM013		Design and Construct Sewerage Infrastructure	300	620	4	1.5	\$ 384	\$ 356,984	\$ 53,548	\$ 89,246	\$ 499,778
SGM014	SGM014		Design and Construct Sewerage Infrastructure	525	750	4	1.5	\$ 552	\$ 620,412	\$ 93,062	\$ 155,103	\$ 868,577
SGM015	SGM015		Design and Construct Sewerage Infrastructure	300	892	4	1.5	\$ 384	\$ 513,676	\$ 77,051	\$ 128,419	\$ 719,146
SGM016	SGM016		Design and Construct Sewerage Infrastructure	300	127	4	1.5	\$ 384	\$ 73,096	\$ 10,964	\$ 18,274	\$ 102,334
SGM017	SGM017		Design and Construct Sewerage Infrastructure	300	648	4	1.5	\$ 384	\$ 373,364	\$ 56,005	\$ 93,341	\$ 522,710
SGM018	SGM018		Design and Construct Sewerage Infrastructure	450	126	4	1.5	\$ 552	\$ 104,042	\$ 15,606	\$ 26,010	\$ 145,658
SGM019	SGM019		Design and Construct Sewerage Infrastructure	300	313	4	1.5	\$ 384	\$ 180,243	\$ 27,036	\$ 45,061	\$ 252,340
SGM020	SGM020		Design and Construct Sewerage Infrastructure	300	518	4	1.5	\$ 384	\$ 298,511	\$ 44,777	\$ 74,628	\$ 417,916
SGM021	SGM021		Design and Construct Sewerage Infrastructure	375	87	4	1.5	\$ 488	\$ 63,938	\$ 9,591	\$ 15,985	\$ 89,513
SGM022	SGM022		Design and Construct Sewerage Infrastructure	375	1,518	4	1.5	\$ 488	\$ 1,111,373	\$ 166,706	\$ 277,843	\$ 1,555,922
SGM023	SGM023		Design and Construct Sewerage Infrastructure	300	632	4	1.5	\$ 384	\$ 364,203	\$ 54,630	\$ 91,051	\$ 509,884
SGM024	SGM024		Design and Construct Sewerage Infrastructure	525	61	4	1.5	\$ 552	\$ 50,566	\$ 7,585	\$ 12,641	\$ 70,792
SGM025	SGM025		Design and Construct Sewerage Infrastructure	450	886	4	1.5	\$ 552	\$ 732,964	\$ 109,945	\$ 183,241	\$ 1,026,149
SGM026	SGM026		Design and Construct Sewerage Infrastructure	375	1,285	4	1.5	\$ 488	\$ 941,103	\$ 141,165	\$ 235,276	\$ 1,317,544
SGM027	SGM027		Design and Construct Sewerage Infrastructure	375	2,745	4	1.5	\$ 488	\$ 2,009,936	\$ 301,490	\$ 502,484	\$ 2,813,910
SGM028	SGM028		Design and Construct Sewerage Infrastructure	300	379	4	1.5	\$ 384	\$ 218,445	\$ 32,767	\$ 54,611	\$ 305,823
SGM029	SGM029		Design and Construct Sewerage Infrastructure	300	2,000	4	1.5	\$ 384	\$ 1,152,155	\$ 172,823	\$ 288,039	\$ 1,613,017
SGM030	SGM030		Design and Construct Sewerage Infrastructure	375	797	4	1.5	\$ 488	\$ 583,984	\$ 87,598	\$ 145,996	\$ 817,577
SGM031	SGM031		Design and Construct Sewerage Infrastructure	300	412	4	1.5	\$ 384	\$ 237,102	\$ 35,565	\$ 59,275	\$ 331,943
SGM032	SGM032		Design and Construct Sewerage Infrastructure	525	284	4	1.5	\$ 552	\$ 234,990	\$ 35,248	\$ 58,747	\$ 328,986
SGM033	SGM033		Design and Construct Sewerage Infrastructure	525	80	4	1.5	\$ 552	\$ 66,163	\$ 9,925	\$ 16,541	\$ 92,629
SGM034	SGM034		Design and Construct Sewerage Infrastructure	375	819	4	1.5	\$ 488	\$ 599,578	\$ 89,937	\$ 149,894	\$ 839,409
SGM035	SGM035		Design and Construct Sewerage Infrastructure	450	2,696	4	1.5	\$ 552	\$ 2,231,029	\$ 334,654	\$ 557,757	\$ 3,123,441
SGM036	SGM036		Design and Construct Sewerage Infrastructure	300	3,020	4	1.5	\$ 384	\$ 1,740,147	\$ 261,022	\$ 435,037	\$ 2,436,206
SGM037	SGM037		Design and Construct Sewerage Infrastructure	375	1,037	4	1.5	\$ 488	\$ 759,079	\$ 113,862	\$ 189,770	\$ 1,062,711
SGM038	SGM038		Design and Construct Sewerage Infrastructure	300	103	4	1.5	\$ 384	\$ 59,185	\$ 8,878	\$ 14,796	\$ 82,859
SGM039	SGM039		Design and Construct Sewerage Infrastructure	375	302	4	1.5	\$ 488	\$ 221,180	\$ 33,177	\$ 55,295	\$ 309,652
SGM040	SGM040		Design and Construct Sewerage Infrastructure	450	345	4	1.5	\$ 552	\$ 285,768	\$ 42,865	\$ 71,442	\$ 400,076
SGM041	SGM041		Design and Construct Sewerage Infrastructure	450	440	4	1.5	\$ 552	\$ 364,238	\$ 54,636	\$ 91,059	\$ 509,933
SGM042	SGM042		Design and Construct Sewerage Infrastructure	525	164	4	1.5	\$ 552	\$ 136,061	\$ 20,409	\$ 34,015	\$ 190,485
SGM043	SGM043		Design and Construct Sewerage Infrastructure	300	663	4	1.5	\$ 384	\$ 381,794	\$ 57,269	\$ 95,448	\$ 534,511
SGM044	SGM044		Design and Construct Sewerage Infrastructure	375	77	4	1.5	\$ 488	\$ 56,668	\$ 8,500	\$ 14,167	\$ 79,335
SGM045	SGM045		Design and Construct Sewerage Infrastructure	300	1,481	4	1.5	\$ 384	\$ 853,048	\$ 127,957	\$ 213,262	\$ 1,194,267
SGM055	SGM055		Design and Construct Sewerage Infrastructure	300	463	4	1.5	\$ 384	\$ 266,666	\$ 40,000	\$ 66,666	\$ 373,332
SGM056	SGM056		Design and Construct Sewerage Infrastructure	300	250	4	1.5	\$ 384	\$ 144,001	\$ 21,600	\$ 36,000	\$ 201,602
SGM057	SGM057		Design and Construct Sewerage Infrastructure	375	33	4	1.5	\$ 488	\$ 24,249	\$ 3,637	\$ 6,062	\$ 33,949
SGM062	SGM062		Design and Construct Sewerage Infrastructure	375	168	4	1.5	\$ 488	\$ 122,769	\$ 18,415	\$ 30,692	\$ 171,876
SGM063	SGM063		Design and Construct Sewerage Infrastructure	450	793	4	1.5	\$ 552	\$ 656,563	\$ 98,484	\$ 164,141	\$ 919,188
SGM064	SGM064		Design and Construct Sewerage Infrastructure	300	97	4	1.5	\$ 384	\$ 55,773	\$ 8,366	\$ 13,943	\$ 78,082
SGM065	SGM065		Design and Construct Sewerage Infrastructure	600	1,160	4	1.5	\$ 762	\$ 1,325,297	\$ 198,795	\$ 331,324	\$ 1,855,416
SGM066	SGM066		Design and Construct Sewerage Infrastructure	300	70	4	1.5	\$ 384	\$ 40,537	\$ 6,080	\$ 10,134	\$ 56,751
SGM067	SGM067		Design and Construct Sewerage Infrastructure	375	537	4	1.5	\$ 488	\$ 393,121	\$ 58,968	\$ 98,280	\$ 550,369
SGM068	SGM068		Design and Construct Sewerage Infrastructure	450	924	4	1.5	\$ 552	\$ 764,702	\$ 114,705	\$ 191,176	\$ 1,070,583
SGM069	SGM069		Design and Construct Sewerage Infrastructure	300	450	4	1.5	\$ 384	\$ 259,038	\$ 38,856	\$ 64,760	\$ 362,654

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SGM070	SGM070	Design and Construct Sewerage Infrastructure	300	30	4	1.5	\$ 384	\$ 17,271	\$ 2,591	\$ 4,318	\$ 24,179
SGM071	SGM071	Design and Construct Sewerage Infrastructure	375	290	4	1.5	\$ 488	\$ 212,149	\$ 31,822	\$ 53,037	\$ 297,008
SGM072	SGM072	Design and Construct Sewerage Infrastructure	675	430	4	1.5	\$ 886	\$ 571,927	\$ 85,789	\$ 142,982	\$ 800,698
SGM073	SGM073	Design and Construct Sewerage Infrastructure	600	337	4	1.5	\$ 762	\$ 385,421	\$ 57,813	\$ 96,355	\$ 539,590
SGM074	SGM074	Design and Construct Sewerage Infrastructure	450	388	4	1.5	\$ 552	\$ 321,194	\$ 48,179	\$ 80,299	\$ 449,672
SGM075	SGM075	Design and Construct Sewerage Infrastructure	375	344	4	1.5	\$ 488	\$ 252,091	\$ 37,814	\$ 63,023	\$ 352,927
SGM076	SGM076	Design and Construct Sewerage Infrastructure	300	75	4	1.5	\$ 384	\$ 43,402	\$ 6,510	\$ 10,850	\$ 60,762
SGM077	SGM077	Design and Construct Sewerage Infrastructure	525	387	4	1.5	\$ 552	\$ 320,047	\$ 48,007	\$ 80,012	\$ 448,065
							Sub-Total	\$ 27,104,342	\$ 4,065,651	\$ 6,776,085	\$ 37,946,079
Rising Mains							1.3				
SRM001	SRM001	Design and Construct Sewerage Infrastructure	225	2,242	1	1.3	\$ 213	\$ 622,095	\$ 93,314	\$ 155,524	\$ 870,933
SRM002	SRM002	Design and Construct Sewerage Infrastructure	225	1,862	1	1.3	\$ 213	\$ 516,561	\$ 77,484	\$ 129,140	\$ 723,185
SRM003	SRM003	Design and Construct Sewerage Infrastructure	225	912	1	1.3	\$ 213	\$ 252,966	\$ 37,945	\$ 63,241	\$ 354,152
SRM004	SRM004	Design and Construct Sewerage Infrastructure	225	939	1	1.3	\$ 213	\$ 260,437	\$ 39,066	\$ 65,109	\$ 364,612
SRM005	SRM005	Design and Construct Sewerage Infrastructure	225	793	1	1.3	\$ 213	\$ 219,970	\$ 32,996	\$ 54,993	\$ 307,959
SRM006	SRM006	Design and Construct Sewerage Infrastructure	225	277	1	1.3	\$ 213	\$ 76,912	\$ 11,537	\$ 19,228	\$ 107,676
SRM007	SRM007	Design and Construct Sewerage Infrastructure	300	1,810	1	1.3	\$ 335	\$ 788,737	\$ 118,311	\$ 197,184	\$ 1,104,231
							Sub-Total	\$ 2,737,677	\$ 410,652	\$ 684,419	\$ 3,832,748
Pump Stations							1.5				
SPS001	SPS001	Design and Construct Sewage Pumping Station		1	6	1	\$ 2,351,966	\$ 2,351,966	\$ 305,756	\$ -	\$ 2,657,722
SPS002	SPS002	Design and Construct Sewage Pumping Station		1	6	1.5	\$ 832,765	\$ 1,249,148	\$ 187,372	\$ 312,287	\$ 1,748,807
SPS003	SPS003	Design and Construct Sewage Pumping Station		1	6	1.5	\$ 832,765	\$ 1,249,148	\$ 187,372	\$ 312,287	\$ 1,748,807
SPS004	SPS004	Design and Construct Sewage Pumping Station		1	6	1.5	\$ 796,332	\$ 1,194,498	\$ 179,175	\$ 298,624	\$ 1,672,297
SPS005	SPS005	Design and Construct Sewage Pumping Station		1	6	1.5	\$ 832,765	\$ 1,249,148	\$ 187,372	\$ 312,287	\$ 1,748,807
SPS006	SPS006	Design and Construct Sewage Pumping Station		1	6	1.5	\$ 832,765	\$ 1,249,148	\$ 187,372	\$ 312,287	\$ 1,748,807
SPS007	SPS007	Design and Construct Sewage Pumping Station		1	6	1.5	\$ 832,765	\$ 1,249,148	\$ 187,372	\$ 312,287	\$ 1,748,807
							Sub-Total	\$ 9,792,205	\$ 1,421,791	\$ 1,860,060	\$ 13,074,056
							TOTAL	\$ 39,634,224	\$ 5,898,094	\$ 9,320,564	\$ 54,852,883

Municipal Sewerage Network

Flagstone Existing Assets

ASSET ID	DRAFT LIP v17 ID	C = Catalyst	DESCRIPTION	CHANGE FROM DRAFT LIP v17	DIA (mm)	LENGTH (m)	DEPTH (m)	OFFSET PROVIDED	OFFSET PERCENTAGE	OFFSET AMOUNT
Sewer Infrastructure Network										
Gravity Mains										
SGM001	SGM001		Design and Construct Sewerage Infrastructure	No Change	300	660	4	Y	100%	\$ 279,606
									TOTAL	\$ 279,606

Greater Flagstone Priority Development Area

Municipal Transport Network
Flagstone Future Assets

ASSET ID	DRAFT LIP v16 ID	C = Catalyst	DESCRIPTION	ASSET DESCRIPTION	HIERARCHY	STAGED CONSTRUCTION	ROAD TYPE	PROJECT COST	OFFSET PROVIDED	OFFSET PERCENTAGE	REQUIRED ROAD RESERVE WIDTH (m)	CARRIAGEWAY WIDTH (m)	LENGTH (m)	AREA (ha)	WORKS COST PER UNIT (\$/m)	LAND ACQUISITION RATE (\$/ha)	WORKS BASE COST	LAND COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST
Road Network																\$229,556	15%	25%			
R001A	R001A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	400	0.80	\$ 3,878	\$ 229,556	\$ 1,549,796	\$ 183,499	\$ 232,469	\$ 387,449	\$ 2,353,214
R001B	R001B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	400	0.52	\$ 2,737	\$ 229,556	\$ 1,093,803	\$ 119,274	\$ 164,070	\$ 273,451	\$ 1,650,598
R002	R002		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	846	1.99	\$ 3,429	\$ 229,556	\$ 2,899,615	\$ 456,184	\$ 434,942	\$ 724,904	\$ 4,515,645
R003A	R003A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	213	0.43	\$ 3,878	\$ 229,556	\$ 827,278	\$ 97,952	\$ 124,092	\$ 206,820	\$ 1,256,141
R003B	R003B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	213	0.28	\$ 2,737	\$ 229,556	\$ 583,870	\$ 63,668	\$ 87,580	\$ 145,967	\$ 881,086
R004A	R004A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	541	1.08	\$ 3,878	\$ 229,556	\$ 2,098,910	\$ 248,515	\$ 314,836	\$ 524,727	\$ 3,186,989
R004B	R004B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	541	0.70	\$ 2,737	\$ 229,556	\$ 1,481,351	\$ 161,535	\$ 222,203	\$ 370,338	\$ 2,235,427
R005A	R005A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	1,318	2.64	\$ 3,878	\$ 229,556	\$ 5,110,668	\$ 605,114	\$ 766,600	\$ 1,277,667	\$ 7,760,049
R005B	R005B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	1,318	1.71	\$ 2,737	\$ 229,556	\$ 3,606,965	\$ 393,324	\$ 541,045	\$ 901,741	\$ 5,443,076
R006A	R006A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	1,389	2.78	\$ 3,878	\$ 229,556	\$ 5,384,579	\$ 637,546	\$ 807,687	\$ 1,346,145	\$ 8,175,957
R006B	R006B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	1,389	1.81	\$ 2,737	\$ 229,556	\$ 3,800,284	\$ 414,405	\$ 570,043	\$ 950,071	\$ 5,734,803
R007A	R007A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	927	1.85	\$ 3,878	\$ 229,556	\$ 3,594,936	\$ 425,648	\$ 539,240	\$ 898,734	\$ 5,458,559
R007B	R007B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	927	1.21	\$ 2,737	\$ 229,556	\$ 2,537,205	\$ 276,671	\$ 380,581	\$ 634,301	\$ 3,828,758
R008A	R008A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	2,401	4.80	\$ 3,878	\$ 229,556	\$ 9,311,078	\$ 1,102,452	\$ 1,396,662	\$ 2,327,770	\$ 14,137,961
R008B	R008B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	2,401	3.12	\$ 2,737	\$ 229,556	\$ 6,571,496	\$ 716,594	\$ 985,724	\$ 1,642,874	\$ 9,916,689
R009B	R009B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	658	0.86	\$ 2,737	\$ 229,556	\$ 1,800,642	\$ 196,352	\$ 270,096	\$ 450,161	\$ 2,717,251
R010A	R010A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	570	1.14	\$ 3,878	\$ 229,556	\$ 2,212,146	\$ 261,923	\$ 331,822	\$ 553,037	\$ 3,358,928
R010B	R010B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	570	0.74	\$ 2,737	\$ 229,556	\$ 1,561,271	\$ 170,250	\$ 234,191	\$ 390,318	\$ 2,356,029
R011A	R011A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	443	0.89	\$ 3,878	\$ 229,556	\$ 1,717,005	\$ 203,297	\$ 257,551	\$ 429,251	\$ 2,607,104
R011B	R011B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	443	0.58	\$ 2,737	\$ 229,556	\$ 1,211,814	\$ 132,143	\$ 181,772	\$ 302,953	\$ 1,828,682
R012A	R012A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	666	1.33	\$ 3,878	\$ 229,556	\$ 2,583,912	\$ 305,941	\$ 387,587	\$ 645,978	\$ 3,923,417
R012B	R012B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	666	0.87	\$ 2,737	\$ 229,556	\$ 1,823,652	\$ 198,861	\$ 273,548	\$ 455,913	\$ 2,751,974
R013A	R013A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	435	0.87	\$ 3,878	\$ 229,556	\$ 1,687,516	\$ 199,805	\$ 253,127	\$ 421,879	\$ 2,562,328
R013B	R013B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	435	0.57	\$ 2,737	\$ 229,556	\$ 1,191,001	\$ 129,874	\$ 178,650	\$ 297,750	\$ 1,797,275
R014A	R014A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	755	1.51	\$ 3,878	\$ 229,556	\$ 2,928,065	\$ 346,689	\$ 439,210	\$ 732,016	\$ 4,445,980
R014B	R014B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	755	0.98	\$ 2,737	\$ 229,556	\$ 2,066,546	\$ 225,348	\$ 309,982	\$ 516,636	\$ 3,118,512

Greater Flagstone Priority Development Area

R015A	R015A	Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	1,291	2.58	\$ 3,878	\$ 229,556	\$ 5,005,082	\$ 592,612	\$ 750,762	\$ 1,251,271	\$ 7,599,727
R015B	R015B	Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	1,291	1.68	\$ 2,737	\$ 229,556	\$ 3,532,446	\$ 385,198	\$ 529,867	\$ 883,111	\$ 5,330,622
R016A	R016A	Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	1,418	2.84	\$ 3,878	\$ 229,556	\$ 5,497,727	\$ 650,943	\$ 824,659	\$ 1,374,432	\$ 8,347,760
R016B	R016B	Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	1,418	1.84	\$ 2,737	\$ 229,556	\$ 3,880,140	\$ 423,113	\$ 582,021	\$ 970,035	\$ 5,855,309
R017A	R017A	Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	3,773	7.55	\$ 3,878	\$ 229,556	\$ 14,631,794	\$ 1,732,436	\$ 2,194,769	\$ 3,657,948	\$ 22,216,947
R017B	R017B	Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Ultimate	4Lu	N	N	0%	20	9	3,773	7.55	\$ 2,737	\$ 229,556	\$ 10,326,708	\$ 1,732,436	\$ 1,549,006	\$ 2,581,677	\$ 16,189,826
R018A	R018A	Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	1,919	3.84	\$ 3,878	\$ 229,556	\$ 7,442,402	\$ 881,196	\$ 1,116,360	\$ 1,860,601	\$ 11,300,560
R018B	R018B	Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	1,919	2.50	\$ 2,737	\$ 229,556	\$ 5,252,638	\$ 572,778	\$ 787,896	\$ 1,313,159	\$ 7,926,471
R019	R019	Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Trunk Connector		2L	N	N	0%	20	11.5	670	1.34	\$ 3,429	\$ 229,556	\$ 2,296,390	\$ 307,474	\$ 344,459	\$ 574,098	\$ 3,522,420
R020	R020	Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial		2L	N	N	0%	20	11.5	1,095	2.19	\$ 3,429	\$ 229,556	\$ 3,753,047	\$ 502,512	\$ 562,957	\$ 938,262	\$ 5,756,777
R021	R021	Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial		2L	N	N	0%	20	11.5	1,238	2.48	\$ 3,429	\$ 229,556	\$ 4,243,792	\$ 568,220	\$ 636,569	\$ 1,060,948	\$ 6,509,529
R022A	R022A	Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	299	0.60	\$ 3,878	\$ 229,556	\$ 1,159,520	\$ 137,290	\$ 173,928	\$ 289,880	\$ 1,760,617
R022B	R022B	Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	299	0.39	\$ 2,737	\$ 229,556	\$ 818,356	\$ 89,238	\$ 122,753	\$ 204,589	\$ 1,234,937
R023A	R023A	Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	3,617	7.23	\$ 3,878	\$ 229,556	\$ 14,023,830	\$ 1,660,452	\$ 2,103,575	\$ 3,505,958	\$ 21,293,814
R023B	R023B	Design and Construction of Road Infrastructure	Upgrade to 4 lane Arterial (no land resumption required)	Urban Arterial	Ultimate	4Lu	N	N	0%	13	9	3,617	4.70	\$ 2,737	\$ 229,556	\$ 9,897,624	\$ 1,079,294	\$ 1,484,644	\$ 2,474,406	\$ 14,935,967
R024	R024	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	Y	32%	23.5	15	1,187	2.79	\$ 3,429	\$ 229,556	\$ 2,766,957	\$ 435,314	\$ 415,044	\$ 691,739	\$ 4,309,054
R025	R025	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	2,615	6.14	\$ 3,429	\$ 229,556	\$ 8,965,164	\$ 1,410,452	\$ 1,344,775	\$ 2,241,291	\$ 13,961,681
R026A	R026A	Design and Construction of Road Infrastructure	2 Lane Major Collector (Interim)	Trunk Connector	Interim	2Li	N	N	0%	23.5	15	1,819	4.27	\$ 3,878	\$ 229,556	\$ 7,053,095	\$ 981,244	\$ 1,057,964	\$ 1,763,274	\$ 10,855,577
R026B	R026B	Design and Construction of Road Infrastructure	Upgrade to 4 lane Major Collector (Ultimate)	Trunk Connector	Ultimate	4Lu	N	N	0%	13	9	1,819	2.36	\$ 2,737	\$ 229,556	\$ 4,977,876	\$ 542,816	\$ 746,681	\$ 1,244,469	\$ 7,511,842
R027A	R027A	Design and Construction of Road Infrastructure	2 Lane Major Collector (Interim)	Trunk Connector	Interim	2Li	N	Y	33%	23.5	15	1,418	3.33	\$ 3,878	\$ 229,556	\$ 3,684,386	\$ 512,581	\$ 552,658	\$ 921,097	\$ 5,670,722
R027B	R027B	Design and Construction of Road Infrastructure	Upgrade to 4 lane Major Collector (Ultimate)	Trunk Connector	Ultimate	4Lu	N	N	0%	13	9	1,418	1.84	\$ 2,737	\$ 229,556	\$ 3,880,852	\$ 423,190	\$ 582,128	\$ 970,213	\$ 5,856,383
R028	R028	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	864	2.03	\$ 3,429	\$ 229,556	\$ 2,963,715	\$ 466,269	\$ 444,557	\$ 740,929	\$ 4,615,469
R029	R029	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Centre Connector		2L	N	N	0%	23.5	15	568	1.34	\$ 3,429	\$ 229,556	\$ 1,949,065	\$ 306,638	\$ 292,360	\$ 487,266	\$ 3,035,330
R030	R030	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	1,173	2.76	\$ 3,429	\$ 229,556	\$ 4,021,668	\$ 632,712	\$ 603,250	\$ 1,005,417	\$ 6,263,047
R031	R031	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	641	1.51	\$ 3,429	\$ 229,556	\$ 2,199,040	\$ 345,966	\$ 329,856	\$ 549,760	\$ 3,424,622
R032	R032	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	1,806	4.24	\$ 3,429	\$ 229,556	\$ 6,191,517	\$ 974,086	\$ 928,728	\$ 1,547,879	\$ 9,642,210
R033	R033	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	691	1.62	\$ 3,429	\$ 229,556	\$ 2,368,113	\$ 372,565	\$ 355,217	\$ 592,028	\$ 3,687,923
R034A	R034A	Design and Construction of Road Infrastructure	2 Lane Major Collector (Interim)	Trunk Connector	Interim	2Li	N	N	0%	23.5	15	1,765	4.15	\$ 3,878	\$ 229,556	\$ 6,843,202	\$ 952,044	\$ 1,026,480	\$ 1,710,801	\$ 10,532,527
R034B	R034B	Design and Construction of Road Infrastructure	Upgrade to 4 lane Major Collector (Ultimate)	Trunk Connector	Ultimate	4Lu	N	N	0%	13	9	1,765	2.29	\$ 2,737	\$ 229,556	\$ 4,829,739	\$ 526,662	\$ 724,461	\$ 1,207,435	\$ 7,288,298
R035	R035	Design and Construction of Road Infrastructure	2 Lane Industrial Collector Road	Industrial Connector		2L	N	N	0%	23.5	15	249	0.58	\$ 3,429	\$ 229,556	\$ 852,846	\$ 134,175	\$ 127,927	\$ 213,211	\$ 1,328,159
R036	R036	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	919	2.16	\$ 3,429	\$ 229,556	\$ 3,150,223	\$ 495,612	\$ 472,534	\$ 787,556	\$ 4,905,924
R037	R037	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	1,108	2.60	\$ 3,429	\$ 229,556	\$ 3,799,920	\$ 597,826	\$ 569,988	\$ 949,980	\$ 5,917,713
R038	R038	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	245	0.58	\$ 3,429	\$ 229,556	\$ 840,584	\$ 132,246	\$ 126,088	\$ 210,146	\$ 1,309,063
R039	R039	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	1,241	2.92	\$ 3,429	\$ 229,556	\$ 4,253,565	\$ 669,196	\$ 638,035	\$ 1,063,391	\$ 6,624,187
R040	R040	Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	1,077	2.53	\$ 3,429	\$ 229,556	\$ 3,692,492	\$ 580,925	\$ 553,874	\$ 923,123	\$ 5,750,413

Greater Flagstone Priority Development Area

R041	R041		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Centre Connector		2L	N	N	0%	23.5	15	685	1.61	\$ 3,429	\$ 229,556	\$ 2,350,409	\$ 369,780	\$ 352,561	\$ 587,602	\$ 3,660,353	
R042	R042		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	Y	N	0%	23.5	15	501	1.18	\$ 3,429	\$ 229,556	\$ 1,813,033	\$ 270,402	\$ 271,955	\$ 453,258	\$ 2,808,649	
R043	R043		Design and Construction of Road Infrastructure	4 lane Major Collector (Ultimate)	Trunk Connector		4L	N	N	0%	33	18	453	1.50	\$ 6,614	\$ 229,556	\$ 2,996,495	\$ 343,191	\$ 449,474	\$ 749,124	\$ 4,538,284	
R044	R044		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	333	0.78	\$ 3,429	\$ 229,556	\$ 1,142,602	\$ 179,761	\$ 171,390	\$ 285,651	\$ 1,779,404	
R046	R046		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Industrial Connector		2L	N	N	0%	23.5	15	385	0.90	\$ 3,429	\$ 229,556	\$ 1,318,489	\$ 207,432	\$ 197,773	\$ 329,622	\$ 2,053,316	
R047	R047		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Industrial Connector		2L	N	N	0%	23.5	15	2,032	4.78	\$ 3,429	\$ 229,556	\$ 6,968,886	\$ 1,096,386	\$ 1,045,333	\$ 1,742,221	\$ 10,852,826	
R048A	R048A		Design and Construction of Road Infrastructure	2 Lane Major Collector (Interim)	Trunk Connector	Interim	2Li	N	N	0%	20	11.5	301	0.60	\$ 3,878	\$ 229,556	\$ 1,167,496	\$ 138,234	\$ 175,124	\$ 291,874	\$ 1,772,728	
R048B	R048B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Major Collector (Ultimate)	Trunk Connector	Ultimate	4Lu	N	N	0%	13	9	301	0.39	\$ 2,737	\$ 229,556	\$ 823,986	\$ 89,852	\$ 123,598	\$ 205,996	\$ 1,243,432	
R049A	R049A		Design and Construction of Road Infrastructure	2 Lane Major Collector (Interim)	Trunk Connector	Interim	2Li	N	N	0%	20	11.5	295	0.59	\$ 3,878	\$ 229,556	\$ 1,143,323	\$ 135,372	\$ 171,498	\$ 285,831	\$ 1,736,024	
R049B	R049B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Major Collector (Ultimate)	Trunk Connector	Ultimate	4Lu	N	N	0%	13	9	295	0.38	\$ 2,737	\$ 229,556	\$ 806,925	\$ 87,992	\$ 121,039	\$ 201,731	\$ 1,217,687	
R050A	R050A		Design and Construction of Road Infrastructure	2 Lane Major Collector (Interim)	Trunk Connector	Interim	2Li	N	N	0%	20	11.5	319	0.64	\$ 3,878	\$ 229,556	\$ 1,235,035	\$ 146,231	\$ 185,255	\$ 308,759	\$ 1,875,280	
R050B	R050B		Design and Construction of Road Infrastructure	Upgrade to 4 lane Major Collector (Ultimate)	Trunk Connector	Ultimate	4Lu	N	N	0%	13	9	319	0.41	\$ 2,737	\$ 229,556	\$ 871,653	\$ 95,050	\$ 130,748	\$ 217,913	\$ 1,315,364	
R051	R051		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	1,091	2.56	\$ 3,429	\$ 229,556	\$ 3,739,434	\$ 588,310	\$ 560,915	\$ 934,858	\$ 5,823,517	
R052	R052		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	937	2.20	\$ 3,429	\$ 229,556	\$ 3,212,198	\$ 505,362	\$ 481,830	\$ 803,049	\$ 5,002,438	
R053A	R053A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Interim	2Li	N	N	0%	20	11.5	584	1.17	\$ 3,878	\$ 229,556	\$ 2,265,219	\$ 268,207	\$ 339,783	\$ 566,305	\$ 3,439,513	
R053B	R053B		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	Urban Arterial	Ultimate	4Lu	N	N	0%	20	9	584	1.17	\$ 2,737	\$ 229,556	\$ 1,598,727	\$ 268,207	\$ 239,809	\$ 399,682	\$ 2,506,425	
R054	R054		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	1,032	2.43	\$ 3,429	\$ 229,556	\$ 3,540,317	\$ 556,983	\$ 531,048	\$ 885,079	\$ 5,513,427	
R055	R055		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	957	2.25	\$ 3,429	\$ 229,556	\$ 3,281,582	\$ 516,278	\$ 492,237	\$ 820,395	\$ 5,110,492	
R056	R056		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	941	2.21	\$ 3,429	\$ 229,556	\$ 3,226,074	\$ 507,545	\$ 483,911	\$ 806,519	\$ 5,024,049	
R057	R057		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	548	1.29	\$ 3,429	\$ 229,556	\$ 1,877,946	\$ 295,450	\$ 281,692	\$ 469,487	\$ 2,924,574	
R058	R058		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	793	1.86	\$ 3,429	\$ 229,556	\$ 2,718,777	\$ 427,734	\$ 407,817	\$ 679,694	\$ 4,234,022	
R061	R061		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	449	1.06	\$ 3,429	\$ 229,556	\$ 1,541,073	\$ 242,451	\$ 231,161	\$ 385,268	\$ 2,399,953	
R062	R062		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Centre Connector		2L	N	N	0%	23.5	15	828	1.95	\$ 3,429	\$ 229,556	\$ 2,839,358	\$ 446,704	\$ 425,904	\$ 709,840	\$ 4,421,806	
R063	R063		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Industrial Connector		2L	N	N	0%	23.5	15	423	0.99	\$ 3,429	\$ 229,556	\$ 1,449,339	\$ 228,019	\$ 217,401	\$ 362,335	\$ 2,257,093	
R064	R064		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	Trunk Connector		2L	N	N	0%	23.5	15	363	0.85	\$ 3,429	\$ 229,556	\$ 1,245,010	\$ 195,872	\$ 186,752	\$ 311,253	\$ 1,938,887	
																	Sub-Total	\$ 297,454,303	\$ 39,287,377	\$ 44,618,145	\$ 74,363,576	\$ 455,723,402

ASSET ID	DRAFT LIP v16 ID	C = Catalyst	ASSET TYPE	NUMBER OF LANES OF INTERSECTING ROADS	STAGED CONSTRUCTION	WORKS BASE COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST
Road Intersections							15%	25%	
RI001A	RI001A		Lights - 1st Phase	2/2/2	Interim	\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723
RI001B	RI001B		Lights - 2nd Phase	4/4/4	Ultimate	\$ 1,721,672	\$ 258,251	\$ 430,418	\$ 2,410,340
RI002A	RI002A		Lights - 1st Phase	2/2/2/2	Interim	\$ 344,334	\$ 51,650	\$ 86,083	\$ 482,067
RI002B	RI002B		Lights - 2nd Phase	4/4/2/2	Ultimate	\$ 1,721,672	\$ 258,251	\$ 430,418	\$ 2,410,340

Greater Flagstone Priority Development Area

RI003A	RI003A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI003B	RI003B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
RI004A	RI004A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI004B	RI004B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
RI005A	RI005A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI005B	RI005B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
RI006A	RI006A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI006B	RI006B		Lights - 2nd Phase	4/2/2	Ultimate									\$ 860,835	\$ 129,125	\$ 215,209	\$ 1,205,169	
RI007A	RI007A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI007B	RI007B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
RI008A	RI008A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI008B	RI008B		Lights - 2nd Phase	4/4/4	Ultimate									\$ 1,721,672	\$ 258,251	\$ 430,418	\$ 2,410,340	
RI009A	RI009A		Lights - 1st Phase	2/2/2/2	Interim									\$ 344,334	\$ 51,650	\$ 86,083	\$ 482,067	
RI009B	RI009B		Lights - 2nd Phase	4/4/2/2	Ultimate									\$ 1,721,672	\$ 258,251	\$ 430,418	\$ 2,410,340	
RI010A	RI010A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI010B	RI010B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
RI011A	RI011A		Lights - 1st Phase	2/2/2/2	Interim									\$ 344,334	\$ 51,650	\$ 86,083	\$ 482,067	
RI011B	RI011B		Lights - 2nd Phase	4/4/2/2	Ultimate									\$ 1,721,672	\$ 258,251	\$ 430,418	\$ 2,410,340	
RI012	RI012		Lights - 1st Phase	2/2/2										\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI013A	RI013A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI013B	RI013B		Lights - 2nd Phase	4/4/4	Ultimate									\$ 1,721,672	\$ 258,251	\$ 430,418	\$ 2,410,340	
RI014A	RI014A		Lights - 1st Phase	2/2/2/2	Interim									\$ 344,334	\$ 51,650	\$ 86,083	\$ 482,067	
RI014B	RI014B		Lights - 2nd Phase	4/4/4/2	Ultimate									\$ 2,008,617	\$ 301,292	\$ 502,154	\$ 2,812,063	
RI015A	RI015A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI015B	RI015B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
RI016	RI016		Roundabout	2/2/2										\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI017A	RI017A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI017B	RI017B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
RI018	RI018		Lights - 1st Phase	2/2/2/2										\$ 344,334	\$ 51,650	\$ 86,083	\$ 482,067	
RI020A	RI020A	C	Lights - 1st Phase	2/2/2/2	Interim									\$ 344,334	\$ 51,650	\$ 86,083	\$ 482,067	
RI020B	RI020B	C	Lights - 2nd Phase	4/4/4/4	Ultimate									\$ 2,869,453	\$ 430,418	\$ 717,363	\$ 4,017,234	
RI021A	RI021A		Lights - 1st Phase	2/2/2/2	Interim									\$ 344,334	\$ 51,650	\$ 86,083	\$ 482,067	
RI021B	RI021B		Lights - 2nd Phase	4/4/2/2	Ultimate									\$ 1,721,672	\$ 258,251	\$ 430,418	\$ 2,410,340	
RI022A	RI022A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI022B	RI022B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
RI023	RI023		Lights - 1st Phase	2/2/2										\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI024	RI024		Lights - 1st Phase	2/2/2/2										\$ 344,334	\$ 51,650	\$ 86,083	\$ 482,067	
RI025A	RI025A		Lights - 1st Phase	2/2/2/2	Interim									\$ 344,334	\$ 51,650	\$ 86,083	\$ 482,067	
RI025B	RI025B		Lights - 2nd Phase	4/4/2/2	Ultimate									\$ 1,721,672	\$ 258,251	\$ 430,418	\$ 2,410,340	
RI027A	RI027A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI027B	RI027B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
RI026	RI026		Lights - 1st Phase	2/2/2										\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI029A	RI029A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI029B	RI029B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
RI030A	RI030A		Lights - 1st Phase	2/2/2	Interim									\$ 286,945	\$ 43,042	\$ 71,736	\$ 401,723	
RI030B	RI030B		Lights - 2nd Phase	4/4/2	Ultimate									\$ 1,434,726	\$ 215,209	\$ 358,681	\$ 2,008,616	
														Sub-Total	\$ 43,845,220	\$ 6,576,783	\$ 10,961,305	\$ 61,383,308

ASSET ID	DRAFT LIP v16 ID	C = Catalyst	ASSET TYPE	ASSET DESCRIPTION	HIERARCHY	STAGED CONSTRUCTION	ROAD TYPE	RAILWAY BRIDGE	PROJECT COST	BRIDGE / CULVERT SPAN (m)	ROAD WIDTH (m)	AREA (m²)	WORKS COST PER UNIT (\$/m²)	WORKS BASE COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST		
Bridges and Culverts															<i>All other Bridges</i>		15%	20%	
															<i>Bridge over Rail</i>		10%	10%	
RB001A	RB005A		Bridge	D&C of Bridge	Urban Arterial	Interim	2Li	N	N	50	15	750	\$ 4,204	\$ 3,153,318	\$ 472,998	\$ 630,664	\$ 4,256,980		
RB001B	RB005B		Bridge	D&C of Bridge	Urban Arterial	Ultimate	4Lu	N	N	50	7	350	\$ 4,204	\$ 1,471,549	\$ 220,732	\$ 294,310	\$ 1,986,591		
RB002A	RB006A		Bridge	D&C of Bridge	Trunk Connector	Interim	2L	N	N	100	15	1,500	\$ 4,204	\$ 6,306,637	\$ 945,995	\$ 1,261,327	\$ 8,513,959		
RB002B	RB006B		Bridge	D&C of Bridge	Trunk Connector	Ultimate	4Lu	N	N	100	10	1,000	\$ 4,204	\$ 4,204,424	\$ 630,664	\$ 840,885	\$ 5,675,973		
RB003	RB017		Bridge	Bridge over rail corridor	Urban Arterial	Interim	2Li	Y	N	40	15	600	\$ 4,204	\$ 5,204,784	\$ 520,478	\$ 520,478	\$ 6,245,741		
RB004A	RB020A		Bridge	Bridge over rail corridor	Urban Arterial	Interim	2Li	Y	N	40	15	600	\$ 4,204	\$ 5,204,784	\$ 520,478	\$ 520,478	\$ 6,245,741		
RB004B	RB020B		Bridge	Upgrade bridge over rail corridor	Urban Arterial	Ultimate	4Lu	Y	N	40	7	280	\$ 4,204	\$ 5,204,784	\$ 520,478	\$ 520,478	\$ 6,245,741		
RB005A	RB024A	C	Bridge	Bridge over rail corridor	Urban Arterial	Interim	2Li	Y	Y	42	18	756	\$ 4,204	\$ 5,528,256	\$ 829,238	-	\$ 6,357,494		

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RB005B	RB024B		Bridge	Upgrade bridge over rail corridor	Urban Arterial	Ultimate	4Lu		Y	Y	42	9	378	\$ 4,204	\$ 4,557,875	\$ 683,681	\$ 1,139,469	\$ 6,381,026	
RB006A	RB027A		Bridge	Bridge over rail corridor	Urban Arterial	Interim	2Li		Y	N	40	15	600	\$ 4,204	\$ 5,204,784	\$ 520,478	\$ 520,478	\$ 6,245,741	
RB006B	RB027B		Bridge	Upgrade bridge over rail corridor	Urban Arterial	Ultimate	4Lu		Y	N	40	7	280	\$ 4,204	\$ 5,204,784	\$ 520,478	\$ 520,478	\$ 6,245,741	
RB007	New		Bridge	Bridge over rail corridor	Urban Arterial		2L		Y	N	40	15	600	\$ 4,204	\$ 5,204,784	\$ 520,478	\$ 520,478	\$ 6,245,741	
RB008	New		Bridge	D&C of Bridge	Trunk Connector		2L		N	Y	66	15	990	\$ 4,204	\$ 3,178,830	\$ 476,825	\$ 317,883	\$ 3,973,538	
RC001A	RB001A		Culvert	D&C of culvert under roadway	Urban Arterial	Interim	2Li		N	N	15	25	375	\$ 2,299	\$ 862,303	\$ 129,345	\$ 172,461	\$ 1,164,108	
RC001B	RB001B		Culvert	D&C of culvert under roadway	Urban Arterial	Ultimate	4Lu		N	N	15	11	165	\$ 2,299	\$ 379,413	\$ 56,912	\$ 75,883	\$ 512,208	
RC002A	RB002A		Culvert	D&C of culvert under roadway	Urban Arterial	Interim	2Li		N	N	15	25	375	\$ 2,299	\$ 862,303	\$ 129,345	\$ 172,461	\$ 1,164,108	
RC002B	RB002B		Culvert	D&C of culvert under roadway	Urban Arterial	Ultimate	4Lu		N	N	15	11	165	\$ 2,299	\$ 379,413	\$ 56,912	\$ 75,883	\$ 512,208	
RC003A	RB003A		Culvert	D&C of culvert under roadway	Trunk Connector	Interim	2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
RC003B	RB003B		Culvert	D&C of culvert under roadway	Trunk Connector	Ultimate	2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
RC004	RB007		Culvert	D&C of culvert under roadway	Trunk Connector		2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
RC005	RB008		Culvert	D&C of culvert under roadway	Trunk Connector		2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
RC006	RB009		Culvert	D&C of culvert under roadway	Trunk Connector		2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
RC007A	RB010A		Culvert	D&C of culvert under roadway	Urban Arterial	Interim	2Li		N	N	15	25	375	\$ 2,299	\$ 862,303	\$ 129,345	\$ 172,461	\$ 1,164,108	
RC007B	RB010B		Culvert	D&C of culvert under roadway	Urban Arterial	Ultimate	2Li		N	N	15	25	375	\$ 2,299	\$ 862,303	\$ 129,345	\$ 172,461	\$ 1,164,108	
RC008A	RB011A		Culvert	D&C of culvert under roadway	Urban Arterial	Interim	2Li		N	N	15	25	375	\$ 2,299	\$ 862,303	\$ 129,345	\$ 172,461	\$ 1,164,108	
RC008B	RB011B		Culvert	D&C of culvert under roadway	Urban Arterial	Ultimate	4Lu		N	N	15	11	165	\$ 2,299	\$ 379,413	\$ 56,912	\$ 75,883	\$ 512,208	
RC009A	RB014A		Culvert	D&C of culvert under roadway	Urban Arterial	Interim	2Li		N	N	15	25	375	\$ 2,299	\$ 862,303	\$ 129,345	\$ 172,461	\$ 1,164,108	
RC009B	RB014B		Culvert	D&C of culvert under roadway	Urban Arterial	Ultimate	4Lu		N	N	15	11	165	\$ 2,299	\$ 379,413	\$ 56,912	\$ 75,883	\$ 512,208	
RC010A	RB018A		Culvert	D&C of culvert under roadway	Urban Arterial	Interim	2Li		N	N	15	25	375	\$ 2,299	\$ 862,303	\$ 129,345	\$ 172,461	\$ 1,164,108	
RC010B	RB018B		Culvert	D&C of culvert under roadway	Urban Arterial	Ultimate	4Lu		N	N	15	11	165	\$ 2,299	\$ 379,413	\$ 56,912	\$ 75,883	\$ 512,208	
RC011A	RB021A		Culvert	D&C of culvert under roadway	Urban Arterial	Interim	2Li		N	N	15	25	375	\$ 2,299	\$ 862,303	\$ 129,345	\$ 172,461	\$ 1,164,108	
RC011B	RB021B		Culvert	D&C of culvert under roadway	Urban Arterial	Ultimate	4Lu		N	N	15	11	165	\$ 2,299	\$ 379,413	\$ 56,912	\$ 75,883	\$ 512,208	
RC012A	RB022A		Culvert	D&C of culvert under roadway	Trunk Connector	Interim	2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
RC012B	RB022B		Culvert	D&C of culvert under roadway	Trunk Connector	Ultimate	2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
RC013	RB023		Culvert	D&C of culvert under roadway	Trunk Connector		2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
RC014A	RB026A		Culvert	D&C of culvert under roadway	Urban Arterial	Interim	2Li		N	N	15	25	375	\$ 2,299	\$ 862,303	\$ 129,345	\$ 172,461	\$ 1,164,108	
RC014B	RB026B		Culvert	D&C of culvert under roadway	Urban Arterial	Ultimate	2Li		N	N	15	25	375	\$ 2,299	\$ 862,303	\$ 129,345	\$ 172,461	\$ 1,164,108	
RC015	RB029		Culvert	D&C of culvert under roadway	Trunk Connector		2L		N	N	20	20	400	\$ 2,299	\$ 919,789	\$ 137,968	\$ 183,958	\$ 1,241,716	
RC016	RB030		Culvert	D&C of culvert under roadway	Trunk Connector		2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
RC017A	RB031A		Culvert	D&C of culvert under roadway	Trunk Connector	Interim	2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
RC017B	RB031B		Culvert	D&C of culvert under roadway	Trunk Connector	Ultimate	2L		N	N	15	20	300	\$ 2,299	\$ 689,842	\$ 103,476	\$ 137,968	\$ 931,287	
															Sub-Total	\$ 79,037,149	\$ 10,294,137	\$ 11,488,919	\$ 100,820,205

ASSET ID	DRAFT LIP v16 ID	C = Catalyst	ASSET TYPE	ASSET DESCRIPTION	LENGTH (m)	LAND REQUIRED (ha)	WORKS COST PER UNIT (\$/m)	LAND ACQUISITION RATE (\$/ha)	WORKS BASE COST	LAND COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST	
Off Road Shared Paths								\$ 22,955			15%	25%		
ORSP001	SP01		Off Road Shared Path	4m Wide Off Road Shared Path (North-South route, nominal allowance)	10,595	5	\$ 613	\$ 22,955	\$ 6,496,044	\$ 114,776	\$ 974,407	\$ 1,624,011	\$ 9,209,237	
ORSP002	SP02		Off Road Shared Path	4m Wide Off Road Shared Path (East-West route, nominal allowance)	4,994	2	\$ 613	\$ 22,955	\$ 3,061,939	\$ 45,910	\$ 459,291	\$ 765,485	\$ 4,332,625	
									Sub-Total	\$ 9,557,983	\$ 160,686	\$ 1,433,697	\$ 2,389,496	\$ 13,541,862
									TOTAL	\$ 429,894,655	\$ 39,448,064	\$ 62,922,763	\$ 99,203,296	\$ 631,468,777

Greater Flagstone Priority Development Area

Municipal Transport Network

Flagstone Existing Assets

ASSET ID	DRAFT LIP v16 ID	C = Catalyst	DESCRIPTION	ASSET DESCRIPTION	ROAD TYPE	OFFSET PROVIDED	OFFSET PERCENTAGE	ROAD RESERVE WIDTH (m)	CARRIAGEWAY WIDTH (m)	LENGTH (m)	AREA (ha)	OFFSET AMOUNT
Road Network												
R009A	R009A		Design and Construction of Road Infrastructure	2 lane Arterial road with large shoulder and median (including ultimate land resumption)	2Li	Y	100%	20	11.5	658	1.3	\$ 2,744,905
R024	R024		Design and Construction of Road Infrastructure	2 Lane Major Collector (Ultimate)	2L	Y	32%	23.5	15	1,187	2.8	\$ 1,136,415
R027A	R027A		Design and Construction of Road Infrastructure	2 Lane Major Collector (Interim)	2Li	Y	33%	23.5	15	1,418	3.3	\$ 2,085,794
											TOTAL	\$ 5,967,113

Greater Flagstone Priority Development Area

Municipal Parks and Open Space Network

Flagstone Future Assets

ASSET ID	DRAFT LIP v16 ID	ASSET DESCRIPTION	PARK TYPE	ASSET HIERARCHY	AREA (ha)	LENGTH (m)	WIDTH (m)	ASSUMED FLOOD LEVEL	WORKS COST PER UNIT (\$/ha)	LAND ACQUISITION RATE (\$/ha)	WORKS BASE COST	LAND COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST
Land for Public Open Space													10%	10%	
Parks and Open Space															
POS001	PO001	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS002	PO002	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS003	PO003	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS004	PO004	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS005	PO005	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS006	PO006	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS007	PO007	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS008	PO008	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS009	PO009	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS010	PO010	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS011	PO011	District Recreational Park	DRP		10			>Q20 <Q100	\$ 245,817	\$ 40,173	\$ 2,458,167	\$ 401,726	\$ 245,817	\$ 245,817	\$ 3,351,527
POS012	PO012	District Recreational Park - Town Square	DRP-TS		0.3			>Q20 <Q100	\$ 2,199,913	\$ 40,173	\$ 659,974	\$ 12,052	\$ 65,997	\$ 65,997	\$ 804,021
POS013	PO013	District Recreational Park - Town Square	DRP-TS		0.3			>Q20 <Q100	\$ 2,199,913	\$ 40,173	\$ 659,974	\$ 12,052	\$ 65,997	\$ 65,997	\$ 804,021
POS014	PO014	District Recreational Park - Town Square	DRP-TS		0.3			>Q20 <Q100	\$ 2,199,913	\$ 40,173	\$ 659,974	\$ 12,052	\$ 65,997	\$ 65,997	\$ 804,021
POS015	PO015	District Recreational Park - Town Square	DRP-TS		0.3			>Q20 <Q100	\$ 2,199,913	\$ 40,173	\$ 659,974	\$ 12,052	\$ 65,997	\$ 65,997	\$ 804,021
POS016	PO016	District Recreational Park - Town Square	DRP-TS		0.3			>Q20 <Q100	\$ 2,199,913	\$ 40,173	\$ 659,974	\$ 12,052	\$ 65,997	\$ 65,997	\$ 804,021
POS017	PO017	District Recreational Park - Town Square	DRP-TS		0.3			>Q20 <Q100	\$ 2,199,913	\$ 40,173	\$ 659,974	\$ 12,052	\$ 65,997	\$ 65,997	\$ 804,021
POS018	PO018	District Recreational Park - Town Square	DRP-TS		0.3			>Q20 <Q100	\$ 2,199,913	\$ 40,173	\$ 659,974	\$ 12,052	\$ 65,997	\$ 65,997	\$ 804,021
POS019	PO019	Regional Park and Garden	RPG		21			>Q20 <Q100	\$ 327,938	\$ 40,173	\$ 6,886,694	\$ 843,625	\$ 688,669	\$ 688,669	\$ 9,107,658
POS020	PO020	Regional Park and Garden	RPG		21			>Q20 <Q100	\$ 327,938	\$ 40,173	\$ 6,886,694	\$ 843,625	\$ 688,669	\$ 688,669	\$ 9,107,658
POS021	PO021	Regional Park and Garden	RPG		21			>Q20 <Q100	\$ 327,938	\$ 40,173	\$ 6,886,694	\$ 843,625	\$ 688,669	\$ 688,669	\$ 9,107,658
POS022	PO022	Regional Park and Garden	RPG		21			>Q20 <Q100	\$ 327,938	\$ 40,173	\$ 6,886,694	\$ 843,625	\$ 688,669	\$ 688,669	\$ 9,107,658
POS023	PO023	Regional Park and Garden	RPG		21			>Q20 <Q100	\$ 327,938	\$ 40,173	\$ 6,886,694	\$ 843,625	\$ 688,669	\$ 688,669	\$ 9,107,658
POS024	PO024	Local (District) Sports Ground	LSG		12.9			>Q20 <Q100	\$ 370,731	\$ 40,173	\$ 4,782,424	\$ 518,227	\$ 478,242	\$ 478,242	\$ 6,257,135
POS025	PO025	Local (District) Sports Ground	LSG		12.9			>Q20 <Q100	\$ 370,731	\$ 40,173	\$ 4,782,424	\$ 518,227	\$ 478,242	\$ 478,242	\$ 6,257,135
POS026	PO026	Local (District) Sports Ground	LSG		12.9			>Q20 <Q100	\$ 370,731	\$ 40,173	\$ 4,782,424	\$ 518,227	\$ 478,242	\$ 478,242	\$ 6,257,135
POS027	PO027	Local (District) Sports Ground	LSG		12.9			>Q20 <Q100	\$ 370,731	\$ 40,173	\$ 4,782,424	\$ 518,227	\$ 478,242	\$ 478,242	\$ 6,257,135
POS028	PO028	Local (District) Sports Ground	LSG		12.9			>Q20 <Q100	\$ 370,731	\$ 40,173	\$ 4,782,424	\$ 518,227	\$ 478,242	\$ 478,242	\$ 6,257,135
POS029	PO029	Local (District) Sports Ground	LSG		12.9			>Q20 <Q100	\$ 370,731	\$ 40,173	\$ 4,782,424	\$ 518,227	\$ 478,242	\$ 478,242	\$ 6,257,135
POS030	PO030	Local (District) Sports Ground	LSG		12.9			>Q20 <Q100	\$ 370,731	\$ 40,173	\$ 4,782,424	\$ 518,227	\$ 478,242	\$ 478,242	\$ 6,257,135
POS031	PO031	Local (District) Sports Ground	LSG		12.9			>Q20 <Q100	\$ 370,731	\$ 40,173	\$ 4,782,424	\$ 518,227	\$ 478,242	\$ 478,242	\$ 6,257,135
POS032	PO032	Major (Regional) Sports Ground	MSG		27.5			>Q20 <Q100	\$ 702,581	\$ 40,173	\$ 19,320,985	\$ 1,104,747	\$ 1,932,099	\$ 1,932,099	\$ 24,289,929
POS033	PO033	Major (Regional) Sports Ground	MSG		27.5			>Q20 <Q100	\$ 702,581	\$ 40,173	\$ 19,320,985	\$ 1,104,747	\$ 1,932,099	\$ 1,932,099	\$ 24,289,929
POS034	PO034	Major (Regional) Sports Ground	MSG		27.5			>Q20 <Q100	\$ 702,581	\$ 40,173	\$ 19,320,985	\$ 1,104,747	\$ 1,932,099	\$ 1,932,099	\$ 24,289,929
POS035	PO035	Major (Regional) Sports Ground	MSG		27.5			>Q20 <Q100	\$ 702,581	\$ 40,173	\$ 19,320,985	\$ 1,104,747	\$ 1,932,099	\$ 1,932,099	\$ 24,289,929
POS036	POS036	Major Linear	MLP	Major	10.84	3,613	30	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 1,692,440	\$ 435,430.85	\$ 169,244	\$ 169,244	\$ 2,466,358
POS037	POS037	Major Linear	MLP	Major	10.56	3,521	30	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 1,649,344	\$ 424,343	\$ 164,934	\$ 164,934	\$ 2,403,556
POS038	POS038	Major Linear	MLP	Major	4.89	1,631	30	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 764,010	\$ 196,565	\$ 76,401	\$ 76,401	\$ 1,113,377
POS039	POS039	Major Linear	MLPMLP	Major	17.76	5,919	30	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 2,772,640	\$ 713,345	\$ 277,264	\$ 277,264	\$ 4,040,513
POS040	POS040	Major Linear	MLP	Major	49.70	16,567	30	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 7,760,489	\$ 1,996,619	\$ 776,049	\$ 776,049	\$ 11,309,205
POS041	POS041	Local Linear	LLP	Local	1.21	805	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 188,543	\$ 48,508	\$ 18,854	\$ 18,854	\$ 274,760
POS042	POS042	Local Linear	LLP	Local	1.39	929	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 217,586	\$ 55,981	\$ 21,759	\$ 21,759	\$ 317,084
POS043	POS043	Local Linear	LLP	Local	3.45	2,300	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 538,695	\$ 138,595	\$ 53,870	\$ 53,870	\$ 785,030
POS044	POS044	Local Linear	LLP	Local	1.53	1,017	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 238,197	\$ 61,283	\$ 23,820	\$ 23,820	\$ 347,120
POS045	POS045	Local Linear	LLP	Local	0.75	500	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 117,108	\$ 30,129	\$ 11,711	\$ 11,711	\$ 170,659
POS046	POS046	Local Linear	LLP	Local	3.13	2,089	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 489,276	\$ 125,881	\$ 48,928	\$ 48,928	\$ 713,012
POS047	POS047	Local Linear	LLP	Local	0.92	616	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 144,277	\$ 37,119	\$ 14,428	\$ 14,428	\$ 210,251
POS048	POS048	Local Linear	LLP	Local	2.37	1,580	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 370,060	\$ 95,209	\$ 37,006	\$ 37,006	\$ 539,281
POS049	POS049	Local Linear	LLP	Local	1.21	804	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 188,309	\$ 48,448	\$ 18,831	\$ 18,831	\$ 274,419
POS050	POS050	Local Linear	LLP	Local	2.21	1,472	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 344,765	\$ 88,701	\$ 34,476	\$ 34,476	\$ 502,419
POS051	POS051	Local Linear	LLP	Local	1.06	707	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 165,590	\$ 42,603	\$ 16,559	\$ 16,559	\$ 241,311
POS052	POS052	Local Linear	LLP	Local	1.16	775	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 181,517	\$ 46,701	\$ 18,152	\$ 18,152	\$ 264,521

Greater Flagstone Priority Development Area

POS053	POS053	Local Linear	LLP	Local	1.58	1,052	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 246,394	\$ 63,392	\$ 24,639	\$ 24,639	\$ 359,066
POS054	POS054	Local Linear	LLP	Local	2.18	1,454	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 340,549	\$ 87,616	\$ 34,055	\$ 34,055	\$ 496,275
POS055	POS055	Local Linear	LLP	Local	1.53	1,017	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 238,197	\$ 61,283	\$ 23,820	\$ 23,820	\$ 347,120
POS056	POS056	Local Linear	LLP	Local	1.10	730	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 170,977	\$ 43,989	\$ 17,098	\$ 17,098	\$ 249,162
POS057	POS057	Local Linear	LLP	Local	0.40	269	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 63,004	\$ 16,210	\$ 6,300	\$ 6,300	\$ 91,814
POS058	POS058	Local Linear	LLP	Local	2.43	1,617	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 378,726	\$ 97,439	\$ 37,873	\$ 37,873	\$ 551,910
POS059	POS059	Local Linear	LLP	Local	9.38	6,254	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 1,464,782	\$ 376,859	\$ 146,478	\$ 146,478	\$ 2,134,598
POS060	POS060	Local Linear	LLP	Local	1.69	1,129	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 264,429	\$ 68,032	\$ 26,443	\$ 26,443	\$ 385,347
POS061	POS061	Local Linear	LLP	Local	1.97	1,314	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 307,759	\$ 79,180	\$ 30,776	\$ 30,776	\$ 448,491
POS062	POS062	Local Linear	LLP	Local	1.75	1,169	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 273,798	\$ 70,443	\$ 27,380	\$ 27,380	\$ 399,000
POS063	POS063	Local Linear	LLP	Local	15.05	10,032	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 2,349,648	\$ 604,517	\$ 234,965	\$ 234,965	\$ 3,424,094
POS064	POS064	Local Linear	LLP	Local	1.97	1,316	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 308,227	\$ 79,301	\$ 30,823	\$ 30,823	\$ 449,173
POS065	POS065	Local Linear	LLP	Local	3.79	2,526	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 591,628	\$ 152,214	\$ 59,163	\$ 59,163	\$ 862,167
POS066	POS066	Local Linear	LLP	Local	1.14	759	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 177,769	\$ 45,737	\$ 17,777	\$ 17,777	\$ 259,060
POS067	POS067	Local Linear	LLP	Local	1.11	741	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 173,554	\$ 44,652	\$ 17,355	\$ 17,355	\$ 252,916
POS068	POS068	Local Linear	LLP	Local	5.30	3,531	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 827,014	\$ 212,774	\$ 82,701	\$ 82,701	\$ 1,205,191
POS069	POS069	Local Linear	LLP	Local	1.55	1,034	15	>Q20 <Q100	\$ 156,144	\$ 40,173	\$ 242,179	\$ 62,308	\$ 24,218	\$ 24,218	\$ 352,922
TOTAL											\$ 207,877,937	\$ 24,037,679	\$ 20,787,794	\$ 20,787,794	\$ 273,491,204

Municipal Other Provisions

ASSET ID	DRAFT LIP v16 ID	ASSET TYPE	TOTAL ESTABLISHMENT COST
Other Provisions			
OP001	PT01	Public Transport Allowance - for early PT Release (Operational Costs)	\$ 19,909,136
OP002	R001	Catalyst Works Loan Interest	\$ 47,366,236
OP003	New	Municipal Funding for SRIP CapEx (\$40m)	\$ 40,538,800
OP004	New	Public Transport Infrastructure	\$ 396,160
TOTAL			\$ 108,210,333

Greater Flagstone Priority Development Area

Municipal Local Community Facilities Network and State Infrastructure Networks

Flagstone Future Assets

ASSET ID	DRAFT LIP v16 ID	ASSET DESCRIPTION	AREA (ha)		WORKS COST PER UNIT (\$/ha)	LAND ACQUISITION RATE (\$/ha)	WORKS BASE COST	LAND COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST	
Local Community Facilities					\$ 385,655	\$ 229,556			15%	25%		
Community Facilities												
CF001	CF001	Local Community Centre	0.12		\$ 385,655	\$ 229,556	\$ 46,279	\$ 27,547	\$ 6,942	\$ 11,570	\$ 92,337	
CF002	CF002	Local Community Centre	0.12		\$ 385,655	\$ 229,556	\$ 46,279	\$ 27,547	\$ 6,942	\$ 11,570	\$ 92,337	
CF003	CF003	Local Community Centre	0.12		\$ 385,655	\$ 229,556	\$ 46,279	\$ 27,547	\$ 6,942	\$ 11,570	\$ 92,337	
CF004	CF004	Local Community Centre	0.12		\$ 385,655	\$ 229,556	\$ 46,279	\$ 27,547	\$ 6,942	\$ 11,570	\$ 92,337	
CF005	CF005	Local Community Centre	0.12		\$ 385,655	\$ 229,556	\$ 46,279	\$ 27,547	\$ 6,942	\$ 11,570	\$ 92,337	
CF006	CF006	Local Community Centre	0.12		\$ 385,655	\$ 229,556	\$ 46,279	\$ 27,547	\$ 6,942	\$ 11,570	\$ 92,337	
CF007	CF007	Local Community Centre	0.12		\$ 385,655	\$ 229,556	\$ 46,279	\$ 27,547	\$ 6,942	\$ 11,570	\$ 92,337	
CF008	CF008	Local Community Centre	0.12		\$ 385,655	\$ 229,556	\$ 46,279	\$ 27,547	\$ 6,942	\$ 11,570	\$ 92,337	
CF009	CF009	District Community Centre	0.3		\$ 385,655	\$ 229,556	\$ 115,696	\$ 68,867	\$ 17,354	\$ 28,924	\$ 230,842	
CF010	CF010	District Community Centre	0.3		\$ 385,655	\$ 229,556	\$ 115,696	\$ 68,867	\$ 17,354	\$ 28,924	\$ 230,842	
CF011	CF011	Civic Centre	1.5		\$ 385,655	\$ 229,556	\$ 578,482	\$ 344,334	\$ 86,772	\$ 144,621	\$ 1,154,209	
CF012	CF012	Branch Library	0.3		\$ 385,655	\$ 229,556	\$ 115,696	\$ 68,867	\$ 17,354	\$ 28,924	\$ 230,842	
CF013	CF013	Branch Library	0.3		\$ 385,655	\$ 229,556	\$ 115,696	\$ 68,867	\$ 17,354	\$ 28,924	\$ 230,842	
CF014	CF014	Metro Library	0.65		\$ 385,655	\$ 229,556	\$ 250,676	\$ 149,211	\$ 37,601	\$ 62,669	\$ 500,157	
CF015	CF015	Art Gallery	0.2		\$ 385,655	\$ 229,556	\$ 77,131	\$ 45,911	\$ 11,570	\$ 19,283	\$ 153,895	
CF016	CF016	Art Gallery	0.2		\$ 385,655	\$ 229,556	\$ 77,131	\$ 45,911	\$ 11,570	\$ 19,283	\$ 153,895	
CF017	CF017	Metro Art Gallery	0.4		\$ 385,655	\$ 229,556	\$ 154,262	\$ 91,822	\$ 23,139	\$ 38,565	\$ 307,789	
CF018	CF018	Performing Arts Centre	0.2		\$ 385,655	\$ 229,556	\$ 77,131	\$ 45,911	\$ 11,570	\$ 19,283	\$ 153,895	
CF019	CF019	Performing Arts Centre	0.2		\$ 385,655	\$ 229,556	\$ 77,131	\$ 45,911	\$ 11,570	\$ 19,283	\$ 153,895	
CF020	CF020	Metro Performing Arts Centre	0.4		\$ 385,655	\$ 229,556	\$ 154,262	\$ 91,822	\$ 23,139	\$ 38,565	\$ 307,789	
CF021	CF021	Swimming Pool	1		\$ 385,655	\$ 229,556	\$ 385,655	\$ 229,556	\$ 57,848	\$ 96,414	\$ 769,473	
CF022	CF022	Swimming Pool	1		\$ 385,655	\$ 229,556	\$ 385,655	\$ 229,556	\$ 57,848	\$ 96,414	\$ 769,473	
CF023	CF023	Metro Swimming Pool	2.5		\$ 385,655	\$ 229,556	\$ 964,137	\$ 573,890	\$ 144,621	\$ 241,034	\$ 1,923,681	
CF024	CF024	Indoor Sports Centre	0.8		\$ 385,655	\$ 229,556	\$ 308,524	\$ 183,645	\$ 46,279	\$ 77,131	\$ 615,578	
CF025	CF025	Indoor Sports Centre	0.8		\$ 385,655	\$ 229,556	\$ 308,524	\$ 183,645	\$ 46,279	\$ 77,131	\$ 615,578	
CF026	CF026	Metro Indoor Sports Centre	1.5		\$ 385,655	\$ 229,556	\$ 578,482	\$ 344,334	\$ 86,772	\$ 144,621	\$ 1,154,209	
CF027	CF027	Local Community Centre	0.12		\$ 385,655	\$ 229,556	\$ 46,279	\$ 27,547	\$ 6,942	\$ 11,570	\$ 92,337	
							TOTAL	\$ 5,256,474	\$ 3,128,848	\$ 788,471	\$ 1,314,118	\$ 10,487,911

Greater Flagstone Priority Development Area

ASSET ID	DRAFT LIP v16 ID	ASSET DESCRIPTION	AREA (ha)	LOCATION	WORKS COST PER UNIT (\$/ha)	LAND ACQUISITION RATE (\$/ha)	WORKS BASE COST	LAND COST	PROJECT MANAGEMENT & DESIGN COST - (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST	
State Government Facilities					\$	229,556			15%	25%		
Department of Community Facilities												
STATE-AM001	STATE-AM01	Large urban ambulance station	0.6	undefined	\$ 385,655	\$ 229,556	\$ 231,393	\$ 137,734	\$ 34,709	\$ 57,848	\$ 461,684	
STATE-FR001	STATE-FR01	Large urban fire & rescue station	0.6	undefined	\$ 385,655	\$ 229,556	\$ 231,393	\$ 137,734	\$ 34,709	\$ 57,848	\$ 461,684	
							Sub-Total	\$ 462,786	\$ 275,467	\$ 69,418	\$ 115,696	\$ 923,367
Queensland Police Service												
STATE-PO001	STATE-PO01	District Police Station	0.6	undefined	\$ 385,655	\$ 229,556	\$ 231,393	\$ 137,734	\$ 34,709	\$ 57,848	\$ 461,684	
							Sub-Total	\$ 231,393	\$ 137,734	\$ 34,709	\$ 57,848	\$ 461,684
Queensland Health												
STATE-HE001	STATE-HE01	Health Centre	3.2	undefined	\$ 385,655	\$ 229,556	\$ 1,234,095	\$ 734,579	\$ 185,114	\$ 308,524	\$ 2,462,312	
STATE-HE002	STATE-HE02	Health Precinct	4	undefined	\$ 385,655	\$ 229,556	\$ 1,542,619	\$ 918,224	\$ 231,393	\$ 385,655	\$ 3,077,890	
							Sub-Total	\$ 2,776,714	\$ 1,652,803	\$ 416,507	\$ 694,178	\$ 5,540,202
Department of Education and Training												
STATE-CF001	STATE-CF001	State Primary School	7	City Centre	\$ 219,718	\$ 229,556	\$ 1,538,025	\$ 1,606,892	\$ 230,704	\$ 384,506	\$ 3,760,127	
STATE-CF002	STATE-CF002	State Primary School	7	Neighbourhood	\$ 219,718	\$ 229,556	\$ 1,538,025	\$ 1,606,892	\$ 230,704	\$ 384,506	\$ 3,760,127	
STATE-CF003	STATE-CF003	State Primary School	7	Neighbourhood	\$ 219,718	\$ 229,556	\$ 1,538,025	\$ 1,606,892	\$ 230,704	\$ 384,506	\$ 3,760,127	
STATE-CF004	STATE-CF004	State Primary School	7	Neighbourhood	\$ 219,718	\$ 229,556	\$ 1,538,025	\$ 1,606,892	\$ 230,704	\$ 384,506	\$ 3,760,127	
STATE-CF005	STATE-CF005	State Primary School	7	Neighbourhood	\$ 219,718	\$ 229,556	\$ 1,538,025	\$ 1,606,892	\$ 230,704	\$ 384,506	\$ 3,760,127	
STATE-CF006	STATE-CF006	State Primary School	7	Neighbourhood	\$ 219,718	\$ 229,556	\$ 1,538,025	\$ 1,606,892	\$ 230,704	\$ 384,506	\$ 3,760,127	
STATE-CF007	STATE-CF007	State Primary School	7	Neighbourhood	\$ 219,718	\$ 229,556	\$ 1,538,025	\$ 1,606,892	\$ 230,704	\$ 384,506	\$ 3,760,127	
STATE-CF008	STATE-CF008	State Primary School	7	Neighbourhood	\$ 219,718	\$ 229,556	\$ 1,538,025	\$ 1,606,892	\$ 230,704	\$ 384,506	\$ 3,760,127	
STATE-CF009	STATE-CF009	State High School	12	Neighbourhood	\$ 183,645	\$ 229,556	\$ 2,203,735	\$ 2,754,671	\$ 330,560	\$ 550,934	\$ 5,839,900	
STATE-CF010	STATE-CF010	State High School	12	Neighbourhood	\$ 183,645	\$ 229,556	\$ 2,203,735	\$ 2,754,671	\$ 330,560	\$ 550,934	\$ 5,839,900	
							Sub-Total	\$ 16,711,670	\$ 18,364,476	\$ 2,506,750	\$ 4,177,917	\$ 41,760,814
Other Provisions - State												
STATE-RL001	STATE-RL	Rail Corridor	33.9	Flagstone		\$ 229,556	\$ -	\$ 7,781,947	\$ -	\$ -	\$ 7,781,947	
							Sub-Total	\$ -	\$ 7,781,947	\$ -	\$ -	\$ 7,781,947
							TOTAL	\$ 20,182,562	\$ 28,212,426	\$ 3,027,384	\$ 5,045,641	\$ 56,468,013