

Project Summary Report – Merrylands CBD Major Drainage Upgrade

Construction Commencement Date: Forecast July 2019

Estimated “Practical Completion” Date: Forecast early 2021

Total Project Budget (Includes Design and Negotiations): \$31,900,000

Main Contractor: TBC

Project Status: 24 April 2019

Project Background and Scope

The original project was contained to the upgrade of the stormwater drainage system associated with the Stocklands Proposed development (233, 249-259 Merrylands Road & 52-54 McFarlane Street) and generally bounded by Merrylands Road, Treves Street, McFarlane Street and Finns Lane. This part of the project included Design, negotiations with property owners and adjustment to building structures to enable the stormwater upgrades to be constructed. The Project Control Group expanded the scope to include other major development areas within the Merrylands CBD which are affected by drainage upgrades, namely Landmark Development (1-11 Neill Street) and Dyldam Rositano (224-240 Pitt Street, 4 & 4A Terminal Place) and HB Home Improvements (13 – 15 Neil Street). The purpose of the project is to consolidate the drainage infrastructure to enable the most cost efficient method of controlling floodwaters in the Merrylands CBD and to enable proposed development to be less encumbered by stormwater infrastructure. In order to achieve these outcomes agreements have or are currently being established with the property owners/developers in the form of Work in Kind Agreements (WIKAs) and/or Voluntary Planning Agreements (VPA).

Project Status

The design of the stormwater canal upgrades are complete. Design of the adjustments to building structures to enable the stormwater upgrades to be constructed are also complete pending approval of Construction Certificate. Negotiations for the Dyldam WIKAs are ongoing. The Landmark WIKAs has been finalized, work has commenced on-site and is approximately 60% complete.

HB Home Improvements have dedicated land to Council to carry out the required roads and drainage works. Council plan to commence works in late 2019 with completion in 2020.

Budget Summary

The total project budget for this project is \$31.9m. (All figures below exclude GST).

A breakdown of the project expenditure is in the following table (note all figures exclude GST):

Project Description	Actual 31 March 2019	Commitments	Approved budget	Proposed Q3 budget 18/19	Uncommitted
Merrylands CBD Drainage	4,097,643	741,400	5,300,000	5,300,000	460,957