



West Mundijong Industrial Development Contribution Plan Report

Report No. 4

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1 Revision Schedule

No.	Revision Date	DCP Amendment	State Planning Policy	Author
DCP 1	13/02/2018	Amendment 187	SPP 3.6 (2009)	John Ellis
DCP 2	01/10/2020	Amendment 187	SPP 3.6 (2009)	Sally Murphy
DCP 3	18/10/2021	Amendment 187	SPP 3.6 (2009)	Sally Murphy
DCP 4	17/07/2023	Amendment 209	SPP 3.6 (2021)	Sally Murphy



2 Purpose

The purpose of this Development Contribution Plan Report (DCP Report) is to:

- enable the application of infrastructure contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the Development Contribution Area (DCA).
- provide for the equitable sharing of the costs of infrastructure and administrative items between owners
- ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the DCA
- coordinate the timely provision of infrastructure

The following documents are relevant documents which coordinate the timely provision of the community infrastructure items:

- The Shire of Serpentine Jarrahdale Community Infrastructure Public Open Space Strategy adopted December 2016
- The Shire of Serpentine Jarrahdale Community Infrastructure Public Open Space Strategy 2020 (Draft)
- The Mundijong District Structure Plan 2020
- The West Mundijong Industrial Area Structure Plan October 2022
- The Shire of Serpentine Jarrahdale Local Planning Strategy Number 3 (LPS 3) (Draft)
- The Shire of Serpentine Jarrahdale Strategic Community Plan 2017 - 2027
- The Shire of Serpentine Jarrahdale Corporate Business Plan 2020 - 24, and
- The Shire of Serpentine Jarrahdale Long Term Financial Plan 2020 - 2030.

3 Development Contribution Area

The Development Contribution Area is shown on the scheme map as DCA 2. A map is included in [Figure 1](#).

4 Period of the plan

10 years, from 13 February 2018 to 12 February 2028.



5 Operation of the DCP

The Development Contribution Plan and associated report have been prepared in accordance with State Planning Policy 3.6 – Development Contributions for Infrastructure and updated to reflect the provisions of the revised State Planning Policy 3.6 - Infrastructure Contributions (SPP 3.6).

This DCP came into effect on the date of gazettal of Amendment 187 to Town Planning Scheme No. 2 (TPS2) to incorporate the plan.

Amendment 209 to TPS2 constituted the first Major Review of the DCP and updates items within the DCP.

The plan will operate in accordance with the provisions of Amendment 209, and Section 9 and Appendix 10 of TPS2.

6 Application requirements

Where an application for subdivision, strata subdivision, development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on, or determining, that application.

7 Items included in the plan

This section of the Development Contribution Plan Report identifies the infrastructure, land and other items for which development contributions will be collected in the DCA. These items include:

- District distributor roads and local roads playing a district function
- Land for community purpose, public and district open space, drainage, and
- Administration costs.

Infrastructure items included in the DCP reflect the provisions of the latest Mundijong District Structure Plan (see [Figure 2](#)) and the West Mundijong Industrial Area Structure Plan (see [Figure 3](#)), and are incorporated into this DCP through Amendment 209 to the Town Planning Scheme No. 2.

[Figure 4](#) contains a map showing the location of the DCP items that the area is contributing towards.

8 Estimated Costs

The costs allocated to this DCP have been derived based on the capital investment required for facilities generated by additional development in the DCA.



Initial cost estimates are undertaken by a suitably qualified professional and will be reviewed by a suitably qualified professional at each [Major Review](#) (as a minimum).

At each [Minor Review](#) the costs may be indexed using the previous year's annual escalation rate for "Road and Bridge Construction" in latest WALGA Quarterly Economic Briefing available at the time the DCP Report is adopted. Where deemed pertinent, some items may be reviewed by a suitably qualified professional.

The methodology applied for each item is detailed within [Appendix O](#).

The associated costs for each DCP item exclude:

- Ongoing maintenance costs
- Demand for infrastructure that is generated by the current population
- demand created by external usage (the proportion of the use drawn from outside the DCA)
- Future usage (the proportion of usage that will be generated by future development outside the development contribution plan timeframe).

Details of the cost apportionment can be seen in the Cost Apportionment Schedule in [Appendix A](#).

Designs associated with the infrastructure items to be constructed or upgraded (where available) are included in [Appendix D](#).

The cost breakdown (Schedule of Costs) are included in the appendices as follows:

- [Appendix E](#): Land for Infrastructure (Roads)
- [Appendix F](#): Land for Public Open Space and Drainage
- [Appendix G](#): Infrastructure (summary)
- [Appendix H](#): Administration Costs
- [Appendix I](#): N/A
- [Appendix O](#): Infrastructure Costing – full break down

The Cost Review Reconciliation, which adjusts future costs based on historic development, is included in [Appendix J](#).

The current Land Valuation which informs the land costs above, is available in [Appendix L](#).

Note: Grants or other external Funding shall be shown as a deduction against the applicable item in the Cost Apportionment Schedule ([Appendix A](#)).

9 Land

9.1 Land Valuation

Many traditional infrastructure items include a land component. To determine the total cost of the items, an estimate of land value therefore needs to be identified.

For the purposes of the West Mundijong Industrial DCP, one englobo land value will apply to the entire West Mundijong Industrial DCA, irrespective of precinct or structure plan classification or



similar. This approach is the most simple, effective and equitable method of addressing land valuation.

Pursuant to Clause 9.3.11 of TPS 2, the estimated land value will be reviewed at least annually.

The net land value is to be determined in accordance with the definition of "value" in TPS 2 Section 9.3.12 and having general regard to the International Valuation Standards Committee's definition of market value as adopted by the Australian Property Institute. To account for the direct transfer of land, the fair market value does not include for standard marketing costs such as fees, commissions and advertising cost.

The metre squared rate for the land value is included in [Appendix L](#).

9.2 Land for Infrastructure (Roads)

The DCP takes responsibility for acquiring land for Road Reserves (such as road widening or for new roads) associated with DCP infrastructure items.

The associated value of this land is credited to the DCP account of the landowner at the time of ceding. In respect of land for road reserves, DCP Credits only apply to the area in excess of the standard 20m. For example, if the road is 30m wide, only 10m width will be compensated for through this Development Contribution Plan.

This approach ensures transparency, equity (particularly in instances of fragmented ownership) and simplicity of calculation.

All land included within the DCP for Infrastructure Items (Roads), is detailed in [Appendix E](#).

9.3 Land for Public Open Space and/or Drainage

A significant amount of land will be provided within the DCA for POS and drainage purposes. This land includes:

- A mix of multiple-use and ecological corridors forming a drainage function
- Land for public open space, and
- Land purely for drainage purposes.

All land required for POS and drainage is included in the Development Contribution Plan.

The associated value of this land is credited to the DCP account of the landowner at the time of ceding. This approach ensures transparency, equity (particularly in instances of fragmented ownership) and simplicity of calculation.

How the amount of land for Public Open Space and Drainage is determined

Detailed planning has been completed for the DCA, in the form of a Structure Plan for the West Mundijong Industrial area. This level of planning allows for the specific identification of land areas required for drainage and/or Public Open Space.



[Appendix F](#) details the calculations for Public Open Space and Drainage land.

POS Items not included

State Policy provides a clear indication that the development of POS to a minimum standard, and maintenance for a minimum period, is at the developer's expense. As such, the development and initial maintenance of Public Open Space is not included within the Development Contribution Plan and will be the responsibility of the subdivider.

In addition, land identified as having conservation value, for example Bush forever sites or protected Wetlands, is excluded from the Development Contribution Plan.

While the Development Contribution Plan includes land for drainage purposes, it does not include drainage works themselves (i.e. earthworks, drainage infrastructure such as piping, pits, mechanical treatments, water sensitive urban design treatments or similar). These are considered subdivisional works, generally required by local water management strategies and urban water management plans.

Such drainage works are very difficult to calculate given the varying nature of drainage infrastructure and developers may treat drainage works in various ways to benefit their development. The requirement to provide optimal certainty in costing Development Contribution Plan items to achieve equity between developers, reinforces the need to exclude drainage works.

The drainage works contained within the proposed road infrastructure costings are permitted to be included in accordance with SPP3.6.

10 Roads to be constructed or upgraded

[Figure 4](#) shows the locations and extent of the Road Upgrades included in the DCP.

It is noted that costs associated with land to be acquired for infrastructure items within this DCP are costed separately to construction costs, due to different indexation rates applied to the Construction component and the Land Value component.

Road Reserve Improvements Not Included

The amenity of areas can be substantially enhanced through public realm improvement works such as vegetation, hard landscaping, public art and higher design standards of infrastructure. Road reserves provide significant opportunities for amenity enhancement, especially in the case of wider reserves such as distributor roads and in the instance of split-carriageways. There is, however, not a clear nexus between development in an area and its associated increase in traffic, and the need for general road reserve improvements.

Nonetheless, it should be noted that most developers undertake works to provide attractive streetscapes as a marketing feature, especially in the context of distributor and connector roads leading into new estates. As such, road reserve improvements, such as hard and soft landscaping and higher design standards of infrastructure, are not included in the DCP.



10.1 Roads - Current

10.1.1 Mundijong Road (West) (Integrator B) between Kargotich Road and the Tonkin Highway reservation.

Mundijong Road borders the West Mundijong Industrial DCA to the south. Under the Metropolitan Region Scheme (MRS), the road is reserved as an “Other Regional Road” and is identified as a district distributor. The portion of Mundijong Road abutting DCA2 is under control of the Shire.

The road currently exists, but will require changes in width, alignment and configuration to support development envisaged under the MDSP. The width of the Mundijong Road reserve will be 40m.

The following items are included within the West Mundijong Development Contribution Plan for Mundijong Road:

- Land required in excess of a standard 20m reserve, to achieve a 40m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at the following intersections;
 - Kargotich Road (Roundabout)
 - North South Spine Road (RAV7 Roundabout)
- Earthworks for the whole road reserve;
- The construction and upgrade of one carriageway to a Liveable Neighbourhoods Integrator B standard;
- Associated drainage works and water sensitive urban design measures;
- Traffic control devices including intersection treatments incorporating slip lanes and associated works (to be confirmed by MRWA);
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design, administration, and management.

The following items are not included in the West Mundijong Industrial Contribution Plan for Mundijong Road:

- Any upgrades to Mundijong Road west of Kargotich Road or east of the Tonkin Highway reserve
- Any intersection treatment with Tonkin Highway; and
- Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement.

A detailed breakdown of the costing for this project is provided in [Appendix O](#). The value of land associated with each project is included separately in [Appendix E](#).



10.1.2 Kargotich Road (Integrator B) between the freight rail crossing and Mundijong Road.

Kargotich Road is located to the west of DCA2, providing a north-south connection. Kargotich Road is a Shire controlled road and is not reserved under the MRS. The existing state of Kargotich Road is rural in nature, with a narrow single carriageway allowing for one lane in either direction. The width of Kargotich Road will be 30m.

The following items are included in the West Mundijong Industrial Development Contribution Plan for Kargotich Road:

- Land required in excess of a standard 20m reserve, to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at the following intersections;
 - N/A
- Earthworks for the whole road reserve;
- Complete road construction to a Liveable Neighbourhoods Integrator B standard;
- Associated drainage works including water sensitive urban design measures;
- Traffic control devices including intersection treatments incorporating slip lanes and associated works;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design, administration and management.

The following items are not included in the West Mundijong Industrial Development Contribution Plan for Kargotich Road:

- Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement;
- Modifications to the current railway crossing configuration; as this may change in the future when detailed planning is undertaken by the Department of Transport for the future freight rail realignment out of the existing Mundijong and proposed Whitby town sites.

A detailed breakdown of the costing for this project is provided in [Appendix O](#). The value of land associated with each project is included separately in [Appendix E](#).

10.1.3 Bishop Road (West) (Integrator B) between Kargotich Road and Tonkin Highway reservation.

Bishop Road is in the northern portion of DCA2, running east-west between Kargotich Road and the Tonkin Highway reserve. Bishop Road is a Shire controlled road and is not reserved under the MRS.



The existing state of Bishop Road is rural in nature, with a narrow single carriageway allowing for one lane in either direction. Changes to the alignment of the road are proposed towards Tonkin Highway and the road is proposed to connect into Tonkin Highway. The width of Bishop Road will be 30m.

The following items are included in the West Mundijong Industrial Development Contribution Plan for Bishop Road:

- Land required in excess of a standard 20m reserve, to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at the following intersections:
 - Kargotich Road (Priority T junction)
- Earthworks for the whole road reserve;
- Complete road construction to a Liveable Neighbourhoods Integrator B standard;
- Associated drainage works including water sensitive urban design measures;
- Traffic control devices, intersection treatments incorporating slip lanes and associated works;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design, administration and management.

The following items are not included in the West Mundijong Industrial Development Contribution Plan for Bishop Road:

- Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement; and
- Any intersection treatment with Tonkin Highway.

A detailed breakdown of the costing for this project is provided in [Appendix O](#). The value of land associated with each project is included separately in [Appendix E](#).

10.1.4 North South Spine Road (Integrator B) between Bishop Road and Mundijong Road.

The North South Spine Road bisects the developable land between Bishop Road to the north and Mundijong Road to the south. The road will be a Shire road and is not reserved under the MRS. The width of the road will be 30 metres.

The following items are included in the West Mundijong Industrial Development Contribution Plan for North South Spine Road:

- Land required in excess of a standard 20m reserve, to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at the following intersections:
 - Bishop Road (RAV7 Roundabout)



- Future East/West Spine Road between Scott Road and Sparkman Road (RAV7 Roundabout)
- Earthworks for the whole road reserve;
- Complete road construction to a Liveable Neighbourhoods Integrator B standard;
- Traffic control devices including intersection treatments incorporating slip lanes and associated works;
- Shared paths; and,
- Associated costs including design, administration, and management.

The following items are not included in the West Mundijong Development Contribution Plan for North South Spine Road:

- Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement.

A detailed breakdown of the costing for this project is provided in [Appendix O](#). The value of land associated with each project is included separately in [Appendix E](#).

10.2 Roads - Completed

10.2.1 N/A

11 Administration costs

All expended and estimated future costs associated with administration, planning, review and development of the District Structure Plan, District Water Management Plan/s, preparation and implementation of the West Mundijong Industrial Development Contribution Plan and any technical documents necessary for the implementation of the above, including:

- Planning studies;
- Traffic and Drainage studies;
- Road design costs where not allocated to specific roads items under the DCP;
- Other related technical and professional studies;
- Legal Costs;
- Valuations and cost review estimates;
- Borrowing costs (including loan repayments); and
- Scheme Management Costs (including administration and management of the Development Contribution Plan).

In general, Administration costs of the DCP are broken down into Legal Expenses, expenses associated with advertising & consultancy, and proportional salary allocations for overhead



personnel whose are involved in the general operation of the DCP(s). This allocation is reflective of the percentage of time the employee is expected to spend on work associated with the general running of the DCP. This does not include time spent on specific DCP funded infrastructure projects, which is captured within the individual project costings).

The Technical Specialist Infrastructure Contributions (previously titled “DCP Coordinator”) is the only employee whose cost is 100% allocated across the DCPs.

It is noted that staff may also be required to spend time on specific DCP funded projects as part of the design and/or project delivery phase. Any such time/cost allocation is recorded separately and where allowable under the scope/costing for the project, will be recovered under those project costings.

A detailed breakdown of the administrative costs is provided in [Appendix H](#).

Note: Costs associated with the rezoning of the West Mundijong Industrial DCA2, and the preparation of the West Development Contribution Plan and District Structure Plan including associated Traffic Studies, are included within the administration costs. Those “Set-up costs” have been offset by grant funding which was received in relation to these items.

12 Method of calculating contributions

12.1 Cost Share Apportionment

All costs associated with the DCP be shared equally between all developments within the DCA, on a “per square metre” basis. The square meterage applicable to a development will be based on the lot area being developed upon, less any “non-developable” areas, such as the Western Power easement and any roads, drainage or POS land which are to be ceded to the crown.

12.2 Calculating the development potential of the West Mundijong Industrial area

The development contribution methodology is based on a per metre squared basis. Therefore, it is necessary to estimate the potential developable area within the DCA, across which the total cost is to be shared.

The formula for equating cost contributions on a per metre basis is as follows:

$$\text{Total Cost} / \text{Total Developable Area} = \text{Rate per metre squared}$$

Utilising information contained within the West Mundijong Industrial Area Structure Plan, the total developable area for the site is 3,515,419 m2.

See [Appendix K](#) for details on the development completed and remaining at this DCP Report revision.

Using the (remaining) Total Cost and dividing this figure by the (remaining) developable area, gives the Contribution Per Metre Squared Value for DCA2 at this report revision.



$$\begin{aligned} & \text{Remaining Total Cost / Remaining developable area (m2)} \\ & = \text{Contribution per Metre Squared Value} \end{aligned}$$

The “Cost Apportionment Schedule” shows the split of costs by item and shows the Contribution Per Metre value for the DCA – See [Appendix A](#).

12.3 Calculating the Contribution Rate between Cost Reviews

To ensure costs are current during the time between cost reviews, all costs will be escalated daily, calculated from the number of days since the last cost review (being the latest adopted DCP revision), using an annual escalation rate.

The annual escalation rates for Administration and Infrastructure reflect the forecasts in latest WALGA Quarterly Economic Briefing (the LGCI Forecasts table) available at the time the DCP Report is adopted. The Administration index reflects the LGCI Component “Employee Costs” and the Infrastructure index reflects the LGCI Component “Road and Bridge Construction”. The Land Value index is provided as part of the independent Land Valuation (see Appendix L).

Escalation rates will separately apply to infrastructure costs, land costs and administration costs. The escalation rates will be set at each cost review. Given that the costs entail items with different escalation rates, it is necessary to calculate a weighted escalation rate as follows:

$ER = (\%IC/TC \times IER) + (\%LV/TC \times LVER) + (\%AC/TC \times AER)$, where:

- ER - is the weighted Escalation Rate;
- DER - is the daily escalation rate ($ER/365$);
- IC - is the estimated Infrastructure Cost;
- LV - is the estimated Land Value;
- AC - is the estimated administration Cost, including water monitoring;
- TC - is the Total Cost being $IC + LV + AC$;
- IER - is the Infrastructure Escalation Rate;
- LVER - is the Land Value Escalation Rate;
- AER - is the Administration Escalation Rate; and
- D - is the number of days since the last cost review.

The daily indexing of costs described above, means that at any point in time, the Contribution per Metre Squared value will vary according to the number of days since the last Cost Review.



12.4 Calculating the Contribution liability for Landowners/Developers

Subdivision and development will equally be required to contribute toward DCP costs.

Development contributions within DCA2 are based on a m2 rate, calculated on the lot area, less any non-developable areas (such as the Western Power easement or land required to be ceded to the crown for roads or public open space/drainage).

Development contributions for each development will be determined in the following manner:

$$\begin{aligned} & (\text{Per Metre Squared Contribution Rate} \times \text{DER} \times D) \times (\text{the overall lot/footprint area} - \text{non} \\ & \quad \text{developable area}) \\ & = \text{Required development contribution} \end{aligned}$$

Calculation examples are provided in [Appendix B](#).

13 Priority and timing of infrastructure delivery

Details of the priority/timing can be seen in the Capital Expenditure Plan in [Appendix C](#).

Timelines are based on the forecast rate of development and expected DCP funds from forecast contributions to be paid. This is reviewed annually and may be adjusted depending upon the rate of development and available DCA2 funds.

Appendix M contains the Infrastructure Status Report, which details the planned timelines and any variation to these from the previous DCP revision.

14 Payment of contributions

An owner's liability to pay the owner's cost contribution to the local government arises on the earlier of:

- the local government recommending its approval on the deposited plan or survey strata plan of the subdivision of the owner's land within the development contribution area (subdivision/strata clearance)
- the commencement of any development on the owner's land within the development contribution area (typically Building Permit approval), or
- the approval of a change or extension of use by the local government on the owner's land within the development contribution area.

Where a subdivision is staged, the development contribution is payable only on those stages being cleared.



14.1 Form of Contributions

Pursuant to Clause 9.3.14 of TPS 2, conditions relating to development contribution requirements can, to the satisfaction of the Shire, be satisfied by:

- Cheque or cash
- Transferring to the local government or a public authority land in satisfaction of the cost contribution
- The provision of physical infrastructure
- Some other method acceptable to the local government, or
- Any combination of these methods.

14.2 Exemptions

Clause 9.3.13.3 of TPS 2 details specific exemptions for which a development contribution is not required.

15 DCP Credits

15.1 DCP Credits to offset Contributions

A landowner may gain DCP credits for provision of DCP infrastructure items (known as “Pre-Funding”) and/or land ceded for road widening, POS and Drainage.

DCP Credits can be used to offset DCP Contributions (where both occur within the same DCA). Credits must be “banked” (through ceding land or completion of pre-funded infrastructure), before they can be used to offset Contributions.

DCP Credits will always be allocated to the registered landowner, as likewise, the liability for DCP Contributions is a liability of the landowner. Credits do not transfer upon sale of the land, unless a legal agreement between the seller, purchaser and the Shire is in place to enable this.

15.2 Credits for DCP Land Ceded

Credits are applicable for land included in the DCP for POS/Drainage and Road Reserves. The land value applied to credits, will be the land value published in the DCP Report Revision at the time the land is ceded (i.e. Subdivision Clearance).

15.3 Credits for Pre-Funding of DCP Infrastructure

15.3.1 Pre-Funding Agreement

The Shire will support pre-funding and delivery of the infrastructure, provided there are good reasons for doing so and in instances where:

- The works are necessary for the progression of an approved subdivision; or,
- The Developer wishes to undertake works specified in the DCP and the Shire does not hold enough DCP funds to undertake the works and/or has not prioritised such works.



By way of an exchange of letters, the Shire and the Developer will agree the extent, composition and timing of the infrastructure works to be pre-funded. Once agreed, the works become the Approved Works. The Approved Works must be identified sufficiently to ensure the cost and quantities of completed and remaining works in that item can be quantified.

15.3.2 Acceptance of Works

The Developer shall ensure the works are:

- Undertaken in a proper and workmanlike manner;
- In accordance with plans and specifications constituting the Approved Works;
- Completed within the agreed period.

Following written notification from the Developer, that the Approved Works are complete as above, the Shire will confirm the delivery of the Approved Works to its satisfaction.

The Shire can modify, accept or reject the claim where justified, following review of standard and cost. Referral to the Mundijong Industry Reference Group for comment should be made where rejection of the claim is proposed.

15.3.3 Principles for Cost Recoupment

The recoup is to be based on the current Cost Estimate in accordance with the latest revision of the DCP Report whereby:

- The current cost estimate (excluding contingency allowance) as described in the prevailing DCP Report shall constitute the maximum claimable amount for the completed Approved Works
- If the actual cost of the works exceeds the escalated cost estimate, the developer may claim an additional amount, not exceeding the contingency allowance provided for this item of work
- The cost estimate will be subject to escalation at the rate prescribed from time to time in the DCP Report, up to the time of agreed practical completion of the works.

Once Approved, costs claimed by the Developer/Landowner for the pre-funded works will be independently verified as reasonable and in line with DCP inclusions/exclusions.

DCP credits will only be allocated once agreement is reached on the final claim value for such works after the independent review has occurred.

The value of DCP Credits allocated is *exclusive* of GST.

15.4 Repayment of DCP Credit Balance

Where a developer or landowner has completed all their developments within the DCA and has no further holdings in the DCA, any resulting credit balance amount is held by the local government as a credit to the developer or landowner until sufficient funds are available in the



DCP fund to cover the credited amount, taking consideration of planned or committed expenditure at that time.

All credit balance repayment requests during the operation of the DCP, and which qualify for consideration (as per above), will be subject to a council report, and determined by Council. The credit is then reimbursed to the developer or landowner as soon as circumstances permit.

Requests for repayment of a credit balance, once development and landholdings applicable to that developer/landowner within the DCA are complete, should be made in writing to developmentcontributions@sjshire.wa.gov.au.

At the completion of the DCP, all credit balances are to be repaid no later than 90 days from the end date of the DCP.

16 Review

16.1 Major Review (5 Yearly)

In addition to the Annual Review provisions identified below, the Development Contribution Plan will be reviewed five years from the date of gazettal of the local planning scheme, or amendment to the local planning scheme to incorporate or amend the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development potential still existing.

There is a statutory obligation for the Shire to advertise and seek comment on a major review of a DCP report. In addition to the statutory provisions, the Shire will consult with the Mundijong Industry Reference Group (MIRG).

16.2 Annual (Minor) Review

The DCP Report which accompanies the Plan, is to be reviewed at least annually. The following contribution rate inputs will be revised as part of this review:

- Remaining infrastructure costs;
- Remaining land acquisition costs;
- Future Administration Costs;
- Remaining developable area;
- Cost Review Reconciliation surplus or deficit to date.

There is no statutory obligation for the Shire to advertise or seek comment on the minor annual review of a DCP report, however where the costing and details of the DCP Report are:

- revised based on accounting for completed works;
- revised based on construction cost increases/decreases;
- revised based on land value increases/decreases;
- revised based on revisions to the anticipated undeveloped area; and
- not subject to other material change

the Shire will consult with the Mundijong Industry Reference Group (MIRG).



It is noted that SPP 3.6 requires an Annual Status Report to be prepared by the local government providing an overview of progress of the delivery of infrastructure specified in the DCP, which is to be published on the local government's website, within 6 months of Financial Year End. It therefore does not form part of this DCP Report.

The Annual Report will be available on the Shire's website for each respective DCP, by no later than end December of each Financial Year: [Infrastructure Contributions » Shire of Serpentine Jarrahdale \(sjshire.wa.gov.au\)](https://www.sjshire.wa.gov.au/infrastructure-contributions)

16.2.1 Updates to Infrastructure Cost Estimates

Cost estimates will be updated annually.

For the purposes of the cost reviews, infrastructure costs may be reviewed in full by an appropriately qualified person or may be indexed based on the Building Cost Index or other appropriate index.

The Cost of Land will be updated annually, in accordance with section 9.1 of this report.

The Cost Apportionment Schedule will identify and adjust/apportion any funding received/required from non-DCP sources (e.g. grants or any "Shire-Share" portion of costs).

16.2.2 Cost Review Reconciliation

The Cost Review Reconciliation is an adjustment made in each revision to adjust for any over-collection or under-collection of DCP contributions versus DCP expenditure. DCP contributions are always based on an estimate of future costs, whereas DCP expenditure is based on actual values. Any variance at the end of the prevailing DCP Report revision, is therefore adjusted on the "Reconciliation" line in the Cost Apportionment Spreadsheet, to assist the DCP in achieving the ultimate goal of breaking-even at its closure.

At each Cost Review, the net balance of contributions and expenditure will be calculated.

This net balance accounts for all contributions due from qualifying development occurring in the previous development periods (no account is taken of contributions paid, i.e. cash received) and all expenditure (including credits earned, whether reimbursed or held on account).

A Cost Review can result in a surplus or deficit at the date of review. A surplus means the total contributions arising from development exceeded the total costs incurred at the review date. A deficit means that the total contributions arising from development were less than the total costs incurred at the review date.

Future West Mundijong Industrial Development Contribution Plan contribution rates account for this surplus or deficit, as well as future costs and the area yet to be developed. Over the life of the Development Contribution Plan, the methodology employed should see the annual surpluses and deficits cancel out, to result in a break-even position for the DCP at the end of its lifespan.

[Appendix J](#) details the annual cost review outcomes from the latest review and any adjustment required for the new DCP Report period.

[Appendix N](#) contains the DCP Dashboard Summary for the DCP to date.



17 Figures

Figure 1 – Development Contribution Area 2 (DCA2) Boundary

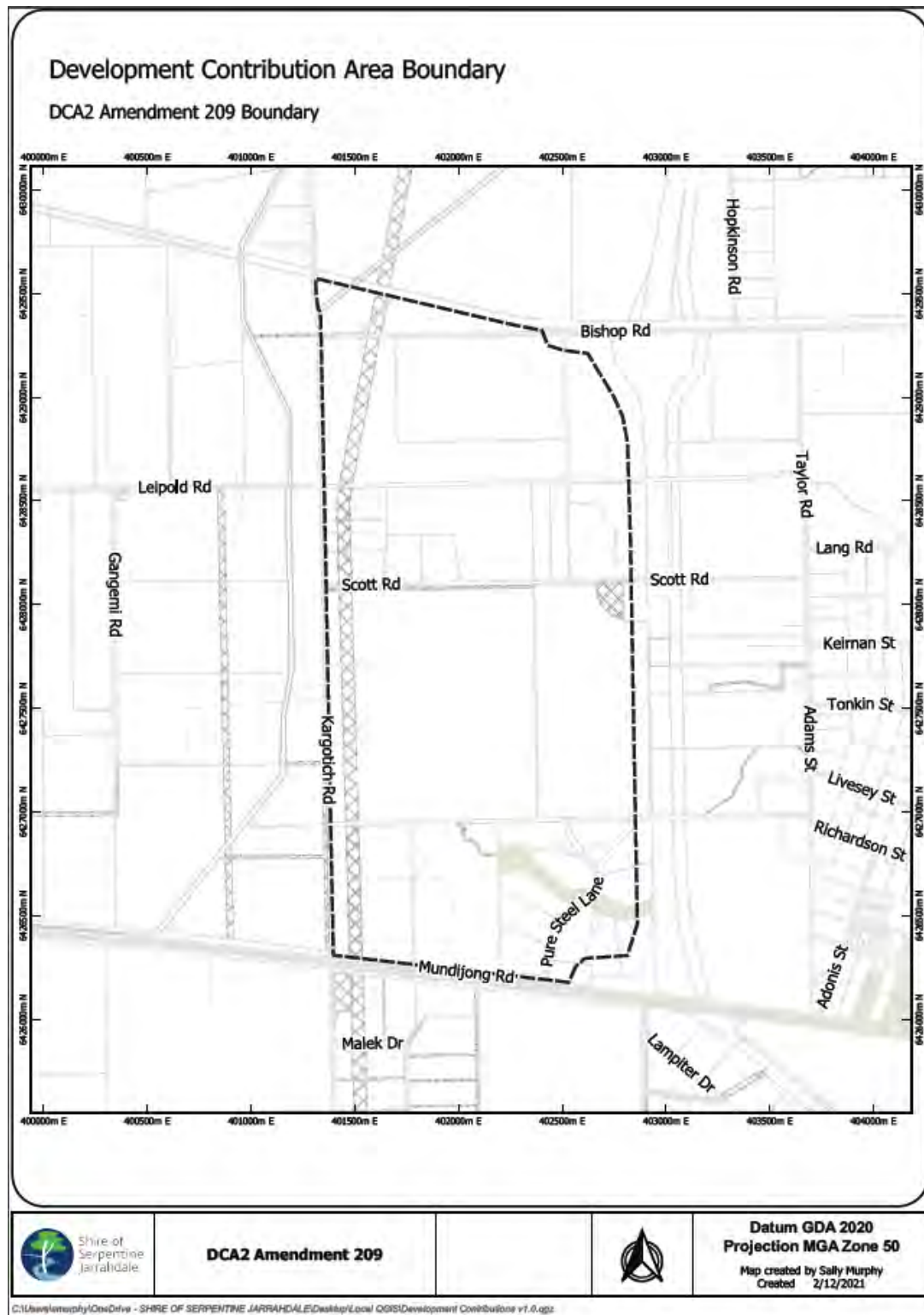




Figure 2 – Mundijong District Structure Plan 2020



LEGEND

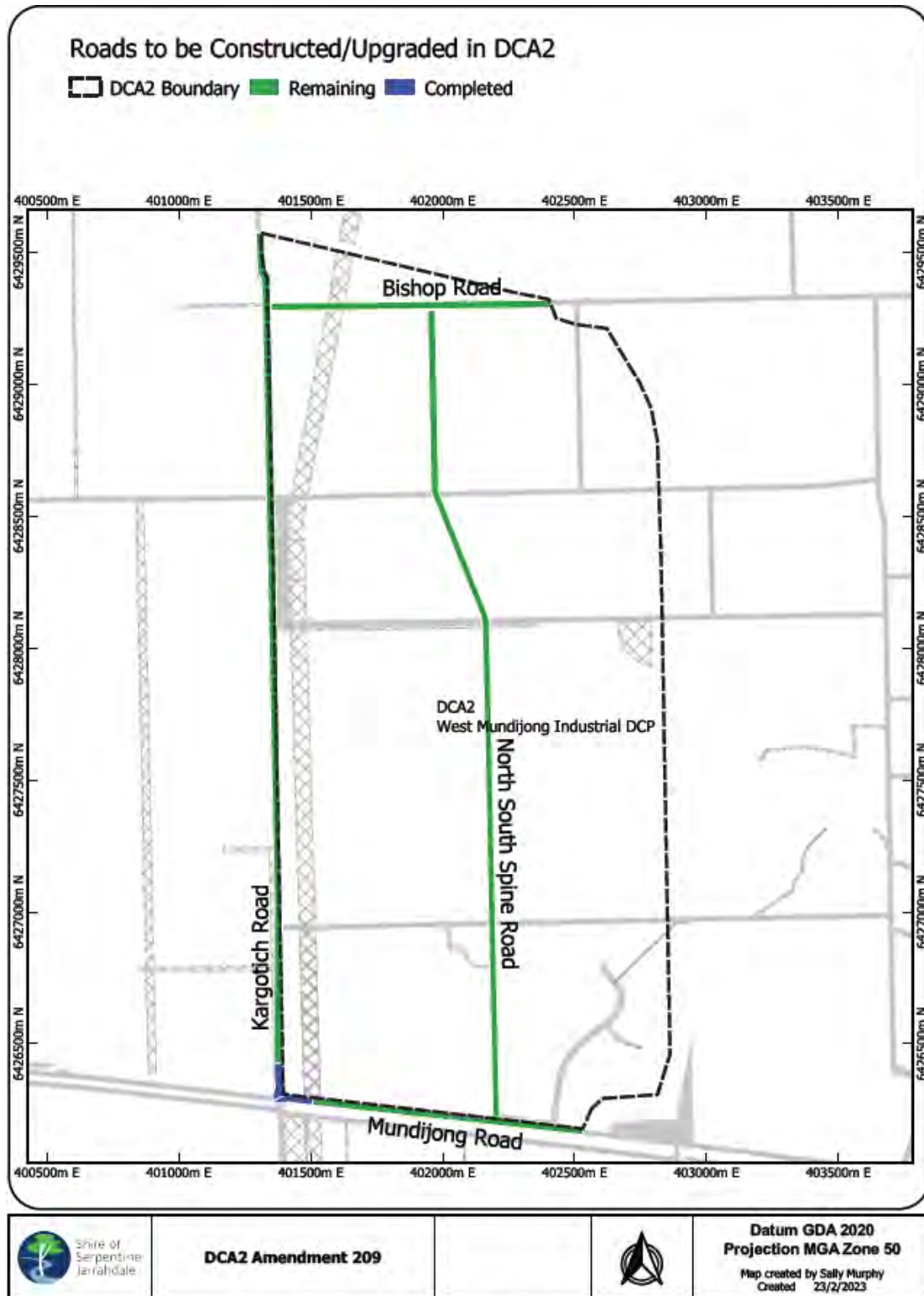
- MUNDIJONG DSP BOUNDARY
- DISTRICT CENTRE
- NEIGHBOURHOOD CENTRE
- PUBLIC PURPOSE - UTILITIES
- COMMUNITY AND PUBLIC PURPOSE
- LIGHT INDUSTRIAL
- INDUSTRIAL
- BUSH FOREVER
- DISTRICT/ NEIGHBOURHOOD OPEN SPACE
- RESERVE
- MULTIPLE USE CORRIDOR/LOCAL OPEN SPACE
- INTER-MODAL FACILITY
- HIGH FREQUENCY TRANSIT CORRIDOR

- MEDIUM - HIGH: R40-100
- LOW (SUBURBAN): R20-35
- LOW (TRANSITIONAL): R10-15
- SPECIAL USE
- RURAL SMALL HOLDINGS
- RURAL
- URBAN EXPANSION
- PRIMARY DISTRIBUTOR
- DISTRICT DISTRIBUTOR
- RAILWAY RESERVE
- FREIGHT RAIL REALIGNMENT
- RAIL LINE
- TRANSIT NODE

- WASTEWATER PUMP STATION AND BUFFER
- DIA BOUNDARY
- DEVELOPMENT INVESTIGATION AREA
- EXISTING HIGH SCHOOL
- EXISTING PRIMARY SCHOOL
- HIGH SCHOOL
- PRIMARY SCHOOL
- DISTRICT OPEN SPACE
- NEIGHBOURHOOD OPEN SPACE
- UNIVERSITY/ INNOVATION HUB
- CEMETERY
- EMERGENCY SERVICES



Figure 4 – Roads to be constructed/upgraded



Appendices

Appendix A: Cost Apportionment Schedule

Cost Apportionment Schedule DCA2_
Revision Number 4
Revision Date 17/07/23
Ave Res Lot Size 1
Status Final

Previous Revision \$10.57
Variance prev rev ▲9.75

	A	B	C	D	E	F	G
Residential - Starting Contribution Per Lot	\$20.32						
Residential Daily Index Value	\$0.0019						
Non-Res - Starting Contribution per m2	\$20.32						
Non-Res Daily Index Value	\$0.0019						

Index values: WALGA Economic Briefing - June 2023	FC IER	3.60%
	FC LVER	3.00%
	FC AER	4.00%

	Land Value	LVDER
Residential	\$ -	\$0.000
Non Residential	\$ 27.50	\$0.002

Infrastructure Plan Estimates								Dwelling Yields			Contribution Breakdown per Lot						
Item Name	Escalation Category	Completion Date	Total Project Cost	Less Grants / Other	Less Shire Share	Completed To Date	Remaining Project Cost this DCP Rev	Contributing Precincts	Total Contributing Lots	Remaining Contributing Lots	By Item	Precinct A					
Reconciliation	n/a		\$739,040	\$0	\$0		\$739,040	A	3515419	3358757	\$0.22	\$0.22					
Land_LSP (POS)	LVER		\$14,493,650	\$0	\$0	\$576,535	\$13,917,114	A	3515419	3358757	\$4.14	\$4.14					
Land_Infra (DOS_Roads)	LVER		\$2,769,316	\$0	\$0	\$173,288	\$2,596,028	A	3515419	3358757	\$0.77	\$0.77					
Administration	AER		\$373,003	\$0	\$0	\$279,541	\$93,463	A	3515419	3358757	\$0.03	\$0.03					
Water Monitoring	AER		\$0	\$0	\$0	\$0	\$0	A	3515419	3358757	\$0.00	\$0.00					
Mundijong Road West	IER	2027	\$10,321,944	\$1,250,000	\$0	\$0	\$9,071,944	A	3515419	3358757	\$2.70	\$2.70					
Kargotich Road	IER	2027	\$23,018,864	\$0	\$0	\$936	\$23,017,928	A	3515419	3358757	\$6.85	\$6.85					
Bishop Road West	IER	2027	\$4,771,360	\$0	\$0	\$0	\$4,771,360	A	3515419	3358757	\$1.42	\$1.42					
North South Spine Road	IER	2027	\$15,536,712	\$0	\$0	\$0	\$15,536,712	A	3515419	3358757	\$4.63	\$4.63					

Appendix B: Example Calculations

Example Contribution Calculations

EXAMPLE CALCULATIONS: Note, for simplicity, daily indexing has not been applied to the below examples.

DCA: DCA2_
Report Revision: 4

Example 1

A development area (being the new subdivided lot or development on an existing lot), with a developable area of 50,000m² within Precinct A:

Precinct	Development Contribution Rate per m2	Area subject to development	Total development contribution	Calculation
A	\$20.32	49	\$995.91	\$20.32 x 49 = \$995.91

Example 2

A development area (being the new subdivided lot or development on an existing lot), with a developable area of 50,000m2 within Precinct A AND providing 10,000 m2 of creditable public open space / drainage :

Note: creditable land must be cleared before, or at the same time, as the lot clearance in order to be offset against contributions due. Credits that are not yet earned/cleared cannot be used to offset Contributions due.

Precinct	Development Contribution Rate per lot/dwelling	Number of additional lots/dwellings	Total development contribution	Calculation
A	\$20.32	50,000	\$1,016,231.72	$20.32 \times (50 - 1) = \$1,016,231.72$
Public open space credit	m2 of land being provided	Land value per m2	Credit amount	Calculation
	10,000	\$27.50	\$275,000.00	$10,000.00 \times 27.5 = \$275,000.00$
		Total net development contribution	\$741,231.72	$\$1,016,231.72 - \$275,000.00 = \$741,231.72$

Example 3

Not Applicable

Precinct	Development Contribution Rate per m2	Parent Lot Discount	Total development contribution	Calculation
				=

Appendix C: Capital Expenditure Plan

Revision Number:

DCA2_

View Year 2023

4

Legend Today | |

DCP End 

DCP Year 5.353

Note: Commencement date is reflective of commencing design stage, not construction stage.

[illegible]

Appendix D: Not Applicable

Not applicable

Appendix E: Schedule of Costs - Land for Infrastructure (Roads)

Land for Infrastructure

DCA:	DCA2_	Residential Land Value (this revision):	\$0.00
Report Revision:	4	Non-Residential Land Value (this revision):	\$27.50

[illegible][illegible]

Appendix F: Schedule of Costs - Land for Public Open Space & Drainage

SCHEDULE OF COSTS

POS Completed and Remaining

DCA: DCA2_
Report Revision: 4

Residential Land Value (this revision): \$0.00
Non-Residential Land Value (this revision): \$27.50

	ESTIMATED TOTAL Land m2				COMPLETED Land m2				REMAINING Land m2			
	Residential	Non-Residential	Total	Var previous Revision	Residential	Non-Residential	Total	Var previous Revision	Residential	Non-Residential	Total	Var previous Revision
Structure Plan Areas												
Totals:	-	530,099	530,099	(69,901)	-	24,022	24,022	-	-	506,077	506,077	(69,901)
Mundijong Industrial Area	-	530,099	530,099	(69,901)	-	24,022	24,022	-	-	506,077	506,077	(69,901)

ESTIMATED TOTAL Land \$				COMPLETED Land \$				REMAINING Land \$			
Residential	Non-Residential	Total	Var previous Revision	Residential	Non-Residential	Total	Var previous Revision	Residential	Non-Residential	Total	Var previous Revision
\$0	\$14,493,650	\$14,493,650	\$93,650	\$0	\$576,535	\$576,535	\$0	\$0	\$13,917,114	\$13,917,114	\$93,650
\$0	\$14,493,650	\$14,493,650	\$93,650	\$0	\$576,535	\$576,535	\$0	\$0	\$13,917,114	\$13,917,114	\$93,650

**Appendix G: Schedule of Costs –
Infrastructure to be constructed/upgraded
(Summary)**

Infrastructure Construction - Estimated and Completed

DCA: DCA2_
Report Revision: 4

[illegible]

Appendix H: Schedule of Costs – Administration Costs

SCHEDULE OF COSTS

Administration Costs

ADMINISTRATION COSTS Budget FY 2023

Report Revision

Fiscal Year

DCA2_

4

2023

15/02/2018

DCP Head

15/02/2021

DCP Head

15/02/2028

DCP Head

Match

	Budget FY 2023	Years Remaining	Remaining Spend	Spent to Date (See Table 4)	Total Forecast Spend
West Mundijong Industrial DCP					
Legal Expenses	\$4,000.00	4.57	\$18,288.89		
Advertising, Promotion & Consultancy	\$3,000.00	4.57	\$13,716.67		
DWMS Review	\$0.00	4.57	\$0.00		
Wages Totals (See Table 1)	\$13,441.46	4.57	\$61,457.33		
Sub Total	\$20,441.46	4.57	\$93,462.89	\$279,540.51	\$373,003.40
Change from previous year (see Tables 2 and 3)	-\$25,370	-1.75	-\$196,043	\$97,866	-\$98,176

Table 1 - Budget allocations current FY

Budget FY 2023	DCA1_	DCA2_	DCA3_	DCA4_	Totals
Legal Expenses	\$4,000	\$4,000	\$4,000	\$4,000	\$16,000
Advertising, Promotion & Consultancy	\$3,000	\$3,000	\$3,000	\$3,000	\$12,000
DWMS Review	\$0	\$0	\$0	\$0	\$0
Wages Totals (see below allocations)	\$80,651	\$13,441	\$40,326	\$134,418	\$268,836
Sub Totals	\$87,651	\$20,441	\$47,326	\$141,418	\$296,836
Change from previous year	\$48,723	-\$25,370	\$1,513	\$80,972	\$8,391
Salary allocations	30% of FTE	5% of FTE	15% of FTE	50 % of FTE	Total FTE
Technical Specialist Infrastructure Contributions (DCP Coordinator)	0.30	0.050	0.150	0.500	1.000
Director Development Services	0.03	0.005	0.015	0.050	0.100
Coordinator Strategic Planning	0.02	0.003	0.008	0.025	0.050
Manager Strategic Planning	0.03	0.005	0.015	0.050	0.100
Manager Engineering Services	0.01	0.001	0.003	0.010	0.020
Engineering Development Lead	0.01	0.002	0.005	0.015	0.030
Engineering Design Lead	0.01	0.001	0.003	0.010	0.020
Infrastructure Projects Lead	0.01	0.001	0.003	0.010	0.020
Manager Major Projects	0.01	0.001	0.003	0.010	0.020
Senior Project Engineer	0.01	0.001	0.003	0.010	0.020
Manager Finance	0.03	0.005	0.015	0.050	0.100
Management Accountant	0.03	0.005	0.015	0.050	0.100
Financial Accountant	0.06	0.010	0.030	0.100	0.200

Table 2 - Administration Costs Previous FY

ADMINISTRATION COSTS	DCA2_	15/02/2018	15/02/2021	15/02/2028
Report Revision	3	DCP Head	DCP Head	DCP Head
Fiscal Year	2022			
West Mundijong Industrial DCP	Budget FY 2022	Years Remaining	Remaining Spend	Spent to Date (See Table 4)
Legal Expenses	\$4,000.00	6.32	\$25,277.78	
Advertising, Promotion & Consultancy	\$3,000.00	6.32	\$18,958.33	
DWMS Review	\$0.00	6.32	\$0.00	
Wages Totals (See Table 1)	\$38,811.88	6.32	\$245,269.52	
Sub Total	\$45,811.88	6.32	\$289,505.63	\$181,674.09
				\$471,179.72

Table 3 - Budget allocations previous FY

Budget FY 2022-23	DCA1	DCA2	DCA3	DCA4	Totals
Legal Expenses	\$4,000	\$4,000	\$4,000	\$4,000	\$16,000
Advertising, Promotion & Consultancy	\$3,000	\$3,000	\$3,000	\$0	\$9,000
DWMS Review	\$0	\$0	\$0	\$0	\$0
Wages Totals (see below allocations)	\$129,375	\$38,812	\$38,812	\$56,446	\$263,445
Sub Totals	\$136,375	\$45,812	\$45,812	\$60,446	\$288,445
Salary allocations	Total FTE	50% of FTE	15% of FTE	15% of FTE	20 % of FTE
Technical Specialist Infrastructure Contributions (DCP Coordinator)	1.00	0.50	0.150	0.150	0.200
Director Development Services	0.10	0.05	0.015	0.015	0.020
Coordinator Strategic Planning	0.05	0.03	0.008	0.008	0.010
Manager Strategic Planning	0.10	0.05	0.015	0.015	0.020
Manager Engineering Services	0.02	0.01	0.003	0.003	0.004
Engineering Development Lead	0.03	0.02	0.005	0.005	0.006
Engineering Design Lead	0.02	0.01	0.003	0.003	0.004
Manager Project Delivery	0.02	0.01	0.003	0.003	0.004
Infrastructure Projects Lead	0.02	0.01	0.003	0.003	0.004
Senior Project Engineer	0.02	0.01	0.003	0.003	0.004
Manager Finance	0.10	0.05	0.015	0.015	0.020
Management Accountant	0.10	0.05	0.015	0.015	0.020
Financial Accountant	0.20	0.10	0.030	0.030	0.040

Table 4

DCA	DCA2_
Developer	(All)
Development Name	Administration
Report Revision	(All)

Row Labels	Administration spend to date
2018	-\$275,316.81
Administration - Set up costs to 2018	-\$265,392.00
Administration FY 17/18	-\$9,924.81
2020	-\$3,500.00
Administration FY 18/19	-\$3,500.00
2021	\$45,088.30
Adjustment 20/21 admin costs	-\$315.43
Adjustment admin setup costs to 2018	\$538.72
Adjustment GST on Grants received removed	-\$13,038.72
Adjustment to Setup Costs plus grants received	\$156,038.72
Admin costs 2021/22	-\$30,689.91
Administration FY 19/20	-\$3,329.00
Administration FY 20/21	-\$55,567.00
Interest 2021/22	\$186.00
Interest added 20/21 and 21/22	\$264.92
2023	-\$45,812.00
Admin costs (budget) 2022/23 - TBC	-\$45,812.00
Admin costs (remainder) 2021/22	\$0.00
Grand Total	-\$279,540.51

Appendix I: Not Applicable

Not applicable

Appendix J: Cost Review Reconciliation Adjustment

Cost Review Reconciliation

Cost Review Reconciliation

DCA:
Report Revision:

DCA2_
4

This data reflects up to the end of the previous revision, does not include data from current revision or lots carried over (cleared under a pending Amendment) - see Appendix K for more details on lots carried over

Lots Cleared	156,662
Gross Contributions	\$1,769,341
Land for Roads/DOS settled	(\$173,288)
Land for POS settled	(\$576,535)
Works settled	(\$936)
Administration Costs incurred	(\$279,541)
Total Costs	(\$1,030,300)
Net Contribution Surplus/Deficit for Review Period	\$739,040

The DCP is intended to be "break-even" at its ultimate closure, i.e. the net contribution at the end of the DCP life should be zero (monies collected equal monies expended). In order to support this end target of zero, the Surplus or Defecit present at the end of each revision, is used to adjust the contribution values in the next revision.

For example, a Surplus at the end of a revision would result in a "credit" (or cost reduction) in the next DCP Report revision - thus reducing the contribution value. Likewise a defecit would result in a cost increase (cost addition) to the next DCP Report, for the equivalent value - thus increasing the contribution value.

This can be seen in the Cost Apportionment Schedule, referenced as "Reconciliation".

The Net Contribution for this revision represents a SURPLUS in the DCP

This means that the Contributions collected for the DCP so far, have exceeded the monies spent (at the closure of the last DCP Revision).

This surplus value is included in the Cost Apportionment Schedule as a CREDIT to the costs of the DCP (i.e. a cost reduction) in the "Reconciliation" line, in order to bring the balance back towards zero.

Appendix K: Developable Area Completed and Remaining

Estimated Lots

Lots Completed and Remaining

DCA: DCA2_

Report Revision: 4

	ESTIMATED TOTAL LOTS	COMPLETED LOTS	ESTIMATED REMAINING LOTS	Lots Cleared under Amendment (to be carried over into the this next revision)
Totals:	3,515,419	156,662	3,358,757	-
Mundijong Industrial Area	3,515,419	156,662	3,358,757	-

Appendix L: Land Valuation

Executive Summary

Property Address:	DCA2 West Mundijong Industrial DCP.
General Description:	Our valuation has assumed a hypothetical 5.0 hectare vacant parcel of land zoned "Urban Development" in accordance with the Shire of Serpentine-Jarrahdale's TPS2, "Industrial" under the MRS and is zoned a combination of "Light Industry" and "General Industry" in accordance with the West Mundijong Industrial Area Structure Plan.
Purpose of Valuation:	To assess the current market value of a hypothetical 5.0 hectare lot for Scheme Contribution purposes.
Market Valuation:	<p>\$27.50/m²</p> <p>The above values assume the land comprises a 5ha parcel that requires servicing but is within close proximity to services so there are no major servicing constraints and no major geotechnical / environmental issues.</p> <p>The above values are stated inclusive of GST and have been adjusted to reflect a discount of 2.5% including GST, being an allowance for selling costs (sales commission, marketing and legal costs).</p> <p>Our valuation has assumed that there is no significant change in market conditions between the date of inspection and the date of valuation.</p>
Date of Inspection:	24 November 2022.
Date of Valuation:	1 February 2023.
Senior Valuer:	<p><u>Wayne Srhoy</u> AAPI, Masters (Property) Certified Practising Valuer Licensed Valuer No. 45093 Western Australia</p>

This Executive Summary is a brief synopsis of the property and our assessment of market value.

It is designed to provide a brief overview and must not be read in isolation, separate from our formal valuation report.

Definition of "Market Value":

The International Valuation Standards Council (and as adopted by the Australian Property Institute) defines **Market Value** in the *International Valuation Standards 2022* as:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

Assumptions, Conditions and Limitations:

- The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in significant valuation uncertainty.

This valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this valuation periodically.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.
- The planning and cadastral details obtained from the Department of Planning, Lands & Heritage, Main Roads Western Australia, Landgate and Local Authority websites are current and correct.

- Adjoining land owners or community groups do not impede or restrain development as foreseen.
- We are not aware of any Notices currently issued against the property and we have made no enquiries in this regard.
- A visual site inspection has not revealed any obvious asbestos contamination.

We must point out however, that we are not experts in the detection or quantification of asbestos problems and accordingly, have not carried out a detailed investigation. Therefore, this valuation is made on the assumption that there are no actual or potential asbestos contamination issues affecting the subject property.

Should a subsequent investigation undertaken by a suitably qualified expert show that the site is contaminated, we reserve the right to amend our valuation accordingly.

- The value and utility of land can be adversely affected by the presence of Aboriginal sacred sites and/or sites of Aboriginal heritage significance. We have made no investigations in this regard, as Aboriginal requirements can only be determined by the appointment of an appropriate expert.

Under these circumstances, we cannot warrant that there are no such sites on the land and if it is subsequently determined that the reality is so affected, we reserve the right to review this valuation.

- The land comprises topsoils, which appear to be relatively free draining, however as no geotechnical investigations have been either undertaken or commissioned, we are unable to report on the underlying nature of the site.
- This market valuation assumes there is no environmental contamination of the property.
- This market valuation assumes there is no encroachment of adjoining buildings onto the subject property.
- This market valuation assumes an unencumbered fee simple title to the property.
- If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted in this report, they may affect the assessment of market value. If any such matters are known or discovered, we should be advised and asked as to whether they affect our assessment of market value.
- We have assumed that all information supplied in conducting this market valuation consists of a full and accurate disclosure of all information that is relevant.
- It is assumed that no significant event occurs between the date of inspection and the date of valuation that would impact on the market value of the subject property.
- We have not obtained a Property Interest Report in providing our advice. A property-specific report will provide detailed information of property interests not listed on the Certificate of Title that may affect the use and enjoyment of the land.

A report can be obtained from Landgate for a charge of \$54.95 (incl. GST). If a subsequent Property Interest Report reveals any aspects of the property that may impact on its value, we reserve the right to review our market valuation.

If there is any variance/contradiction in any of the above assumptions, then we reserve the right to review this market valuation accordingly.

ESCALATION RATE

19.0

We have been requested to provide comment in relation to future escalations within the West Mundijong Industrial DCP area over the next 12 months.

Although subjective, we believe market values within the West Mundijong Industrial DCP area are likely to remain unchanged over the next 12 months.

Our comments have considered that interest rate rises have increased by 2.75 percentage points between May 2022 and November 2022 and that the development potential of the West Mundijong Industrial DCP area was largely linked to Main Roads WA's completion of the Tonkin Highway Stage 3 Extension which is due for completion in late-2026.

Based on the above comments and in accordance with your request, we estimate the percentage increase for the Estate over the next 12 months is as follows:

- November 2022 (0% to 6.0%) Adopt 3.0%

20.0 VALUATION

After consideration of the factors outlined above and the analysis of relevant market evidence, we are of the opinion the market value of the hypothetical 5.0 hectare lot located within DCA2 West Mundijong Industrial DCP Area applying as at 1 February 2023 and subject to the issue of unencumbered Certificates of Title, is in the amount of **Twenty Seven Dollars and Fifty Cents per square metre (\$27.50/m²)**.

The above values assume the land comprises a 5ha parcel that requires servicing but is within close proximity to services so there are no major servicing constraints and no major geotechnical/environmental issues.

The above values are stated inclusive of GST and have been adjusted to reflect a discount of 2.5% including GST, being an allowance for selling costs (sales commission, marketing and legal costs).

Our valuation has assumed that there is no significant change in market conditions between the date of inspection and the date of valuation.

21.0 LIMITATIONS

The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in significant valuation uncertainty.

This valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this valuation periodically.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property).

Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the expiration of 3 months from the date of valuation or such earlier date if you become aware of any factors that have an effect on the valuation.

Neither the whole nor any part of this report or any reference thereto may be included in any document, circular or statement without our written approval of the form and context in which it will appear.

In accordance with the Code of Conduct laid down under the provisions of the *Land Valuers Licensing Act 1978*, we are required to hold this valuation confidential unless directed by our client in writing or required by law to disclose the valuation; and we are not permitted to allow the use of confidential information contained in the valuation for the benefit of any party other than our client. Therefore, use of confidential information contained in this report by an unauthorised third party is not permitted unless express permission in writing is provided.

This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any other party who may rely on the whole or any part of the content of this valuation.

Liability limited by a scheme approved under Professional Standards Legislation.

Yours faithfully
McGees Property



Wayne Srhoy AAPI, Masters (Property)
Certified Practising Valuer
Licensed Valuer No. 45093
Western Australia

Appendix M: Infrastructure Delivery Status Report

Development Contribution Area: DCA2_
Report Revision: 4
Name of DCP: West Mundijong Industrial DCP

Infrastructure Delivery Status Report

This report reflects the estimated *completion* dates for infrastructure items. Delivery may be staged, and works may be ongoing throughout the life of the DCP.

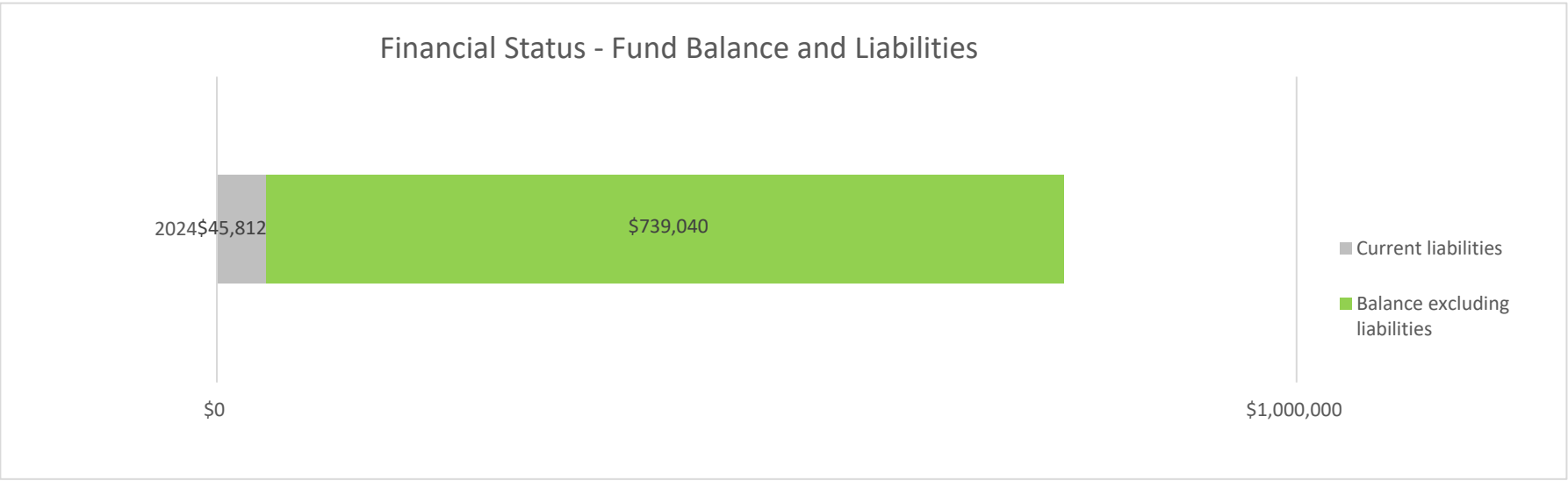
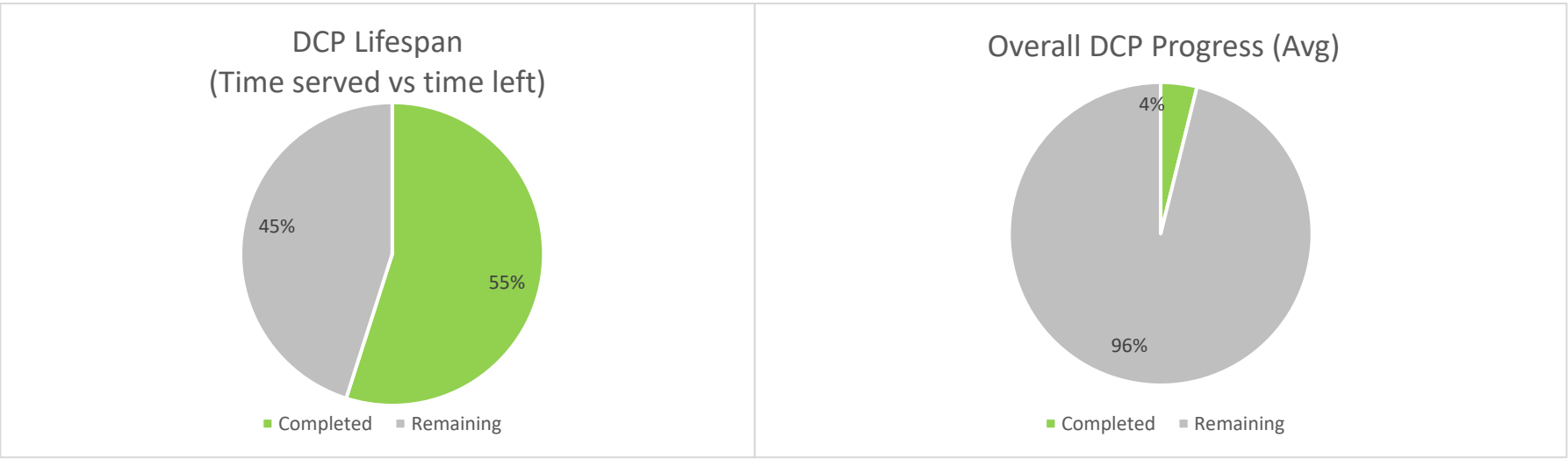
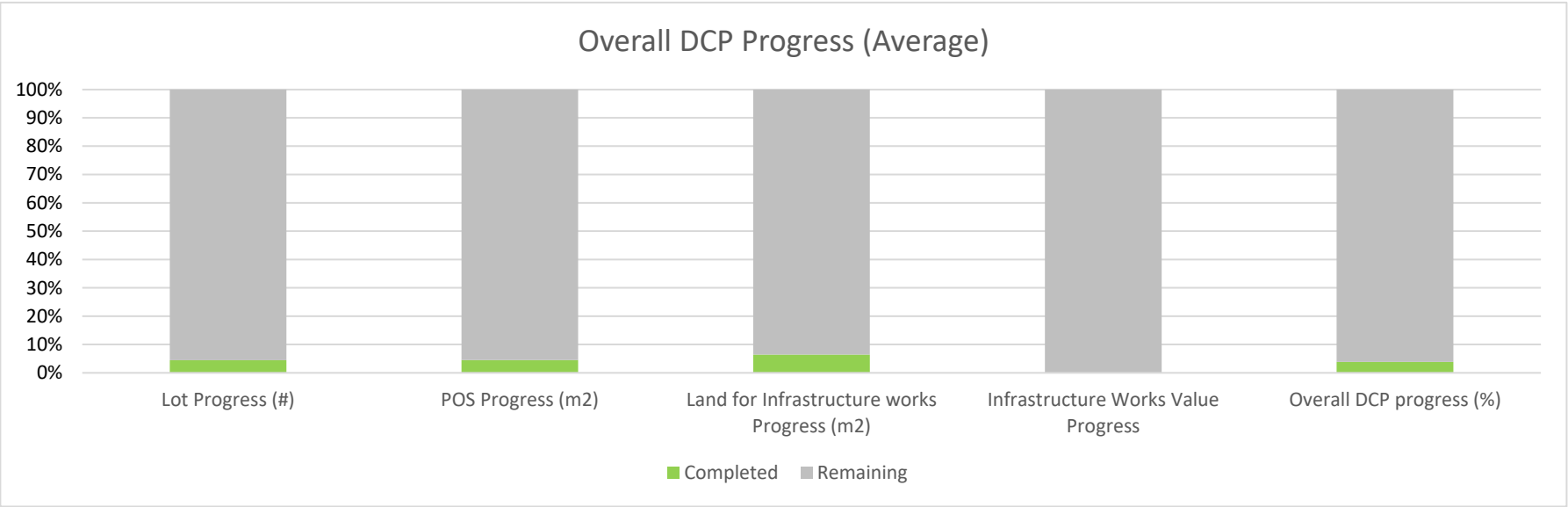
Summary of delivery of infrastructure

Item of infrastructure	Scheduled delivery priority in previous DCP Revision	Progress/status (% complete by \$ value)	Expected delivery	% detail of funding			% detail of funding			Notes (Highlighted Cells)
				Grants	Shire	DCP	Grants	Shire	DCP	
Mundijong Road West	2022	0%	2027	\$ 1,250,000	\$ -	\$ 9,071,944	12%	0%	88%	This report now reflects completion, rather than commencement.
Kargotich Road	2022	0%	2027	\$ -	\$ -	\$ 23,018,864	0%	0%	100%	This report now reflects completion, rather than commencement.
Bishop Road West	2022	0%	2027	\$ -	\$ -	\$ 4,771,360	0%	0%	100%	This report now reflects completion, rather than commencement.
North South Spine Road		0%	2027	\$ -	\$ -	\$ 15,536,712	0%	0%	100%	New item

Appendix N: DCP Dashboard Summary

DCP Progress Summary Dashboard Report

DCA: DCA2_
Report Revision: 4



Appendix O: Infrastructure Costings – full breakdown

Shire of Serpentine Jarrahdale DCP
DCA 2 - West Mundijong Industrial

Our Ref: E22/14030

Summary of Costs:	DCP4		
	Costed by	Date	Cost
Mundijong Road (West) – Integrator B	Rawlinsons	Jun-23	\$9,071,943
Kargotich Road – Integrator B	Rawlinsons	Jun-23	\$23,017,928
Bishop Road (West) – Integrator B	Rawlinsons	Jun-23	\$4,771,360
North South Spine Road – Integrator B	Rawlinsons	Jun-23	\$15,536,712
TOTAL (excl. GST)			\$52,397,943

Shire of Serpentine Jarrahdale DCP DCA 2 - West Mundijong - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
A	ROAD - MUNDIJONG ROAD (WEST)							
<u>A.A</u>	<u>Road Construction</u>							
<u>A.A.A</u>	<u>Road Works</u>							
	Earthworks and Site Preparation				0			
A.A.A.1	Site Clearance (based on light shrubs)	15,900	m2	\$4	\$55,968			
A.A.A.2	Site Clearance (based on heavy vegetation)	10,086	m2	\$8	\$75,847			
A.A.A.3	Removal of topsoil 150mm and stockpile for later re-use	25,985	m2	\$2	\$41,836			
A.A.A.4	Cut to Fill - General Earthworks	8,700	m3	\$8	\$71,601			
A.A.A.5	Detailed excavation - mill and profile	6,814	m2	\$19	\$129,330			
A.A.A.6	Imported Fill	0	m3	\$30	\$0			
A.A.A.7	Form swale	3,635	m2	\$4	\$13,777			
	Subgrade Preparation				\$0			
A.A.A.8	Preparation, trim and compact	32,799	m2	\$6	\$180,395			
	Sub Base and Base Course							
A.A.A.9	100mm thick crushed rock base course	25,894	m2	\$8	\$212,849			
A.A.A.10	250mm thick compacted limestone sub base	25,894	m2	\$17	\$452,627			
	Road Paving							
A.A.A.11	50mm thick (AC14)	23,714	m2	\$31	\$740,825			
A.A.A.12	Extra over for 2% red oxide	2,726	m2	\$6	\$16,983			
A.A.A.13	Primer seal	23,714	m2	\$4	\$95,805			
	Kerbing							
A.A.A.14	Mountable Kerb (MK)	1,818	m	\$25	\$46,250			
A.A.A.15	Kerb openings	91	no	\$350	\$31,850			
A.A.A.16	Semi Mountable Kerb (SMK)	1,818	m	\$30	\$53,904			
	Line Marking and Furniture							
A.A.A.17	Line marking	7,669	m	\$6	\$48,621			
	Landscaping							
A.A.A.18	Soft landscaping	4,520	m2	\$0	\$0			
A.A.A.19	Landscape mix	1,130	m3	\$90	\$101,700			
A.A.A.20	Rock pitching	270	m2	\$155	\$41,918			
A.A.A.21	Drainage layer	4,852	m2	\$0	\$0			
	Other							
A.A.A.22	Allow for connections to existing Mundijong Road		Item		\$25,000			
	TOTAL Road Works		Item			\$2,437,084		
<u>A.A.B</u>	<u>Shared Paths</u>							
	Earthworks and Site Preparation							
A.A.B.1	Site Clearance (based on light shrubs)	4,543	m2	\$4	\$15,991			
A.A.B.2	Removal of topsoil 150mm and stockpile for later re-use	4,543	m2	\$2	\$7,314			
A.A.B.3	Cut to Fill - General Earthworks	1,363	m3	\$8	\$11,217			
	Detailed excavation - mill and profile		m3	\$19				
A.A.B.4	Imported Fill	3,407	m3	\$30	\$102,210			
	Subgrade Preparation							
A.A.B.5	Preparation, trim and compact	4,543	m2	\$6	\$24,987			
	Pathway							
A.A.B.6	100 thick concrete footpath with broomed finish	4,543	m2	\$71	\$321,826			
A.A.B.7	Sand fill below concrete footpath (100mm)	4,543	m2	\$5	\$24,805			
A.A.B.8	Pram ramp		no	\$670	Included with intersections			
	TOTAL Shared Paths		Item			\$508,350		
<u>A.A.C</u>	<u>Street Lighting</u>							
	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	57	no	\$3,442	\$196,178			
A.A.C.2	6.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	33	no	\$5,111	\$168,662			
	TOTAL Street Lighting		Item			\$364,840		
<u>A.A.D</u>	<u>Road Drainage</u>							
	450dia reinforced concrete pipe including excavation and backfill	1,312	m	\$233	\$305,762			
A.A.D.2	150dia slotted PVC subsoil drainage pipe including aggregate, geofabric and porous sand	809	m	\$189	\$152,577			

**Shire of Serpentine Jarrahdale DCP
DCA 2 - West Mundijong - Update**

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
A.A.D.3	Raised gully / bubble up pits including liner, cover, grate, excavation, rock pitching, and associated works	48	no	\$3,021	\$144,988			
	TOTAL Road Drainage		Item			\$603,327		
<u>A.A.E</u>	<u>Preliminaries and Project Costs</u>							
A.A.E.1	Traffic Management	5.0000	%	\$3,913,601	\$195,680			
A.A.E.2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$3,913,601	\$587,040			
A.A.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$3,913,601	\$293,520			
A.A.E.4	Risk Contingency Allowance	10.0000	%	\$4,989,842	\$498,984			
	TOTAL Preliminaries and Project Costs		Item			\$1,575,224		
	TOTAL Road Construction						\$5,488,825	
<u>A.B</u>	<u>Kargotich Road (Roundabout)</u>							
<u>A.B.A</u>	<u>Road Works</u>							
A.B.A.1	Already Constructed				\$0			
	TOTAL Road Works		Item			\$0		
<u>A.B.B</u>	<u>Shared Paths</u>							
A.B.B.1	Already Constructed				\$0			
	TOTAL Shared Paths		Item			\$0		
<u>A.B.C</u>	<u>Street Lighting</u>							
A.B.C.1	Already Constructed				\$0			
	TOTAL Street Lighting		Item			\$0		
<u>A.B.D</u>	<u>Road Drainage</u>							
A.B.D.1	Already Constructed				\$0			
	TOTAL Road Drainage		Item			\$0		
<u>A.B.E</u>	<u>Preliminaries and Project Costs</u>							
A.B.E.1	Already Constructed				\$0			
	TOTAL Preliminaries and Project Costs		Item			\$0		
	TOTAL Kargotich Road (Roundabout)						\$0	
<u>A.C</u>	<u>North South Spine Road (Roundabout RAV7)</u>							
<u>A.C.A</u>	<u>Road Works</u>							
	Earthworks and Site Preparation							
A.C.A.1	Site Clearance (based on light shrubs)	5,722	m2	\$4	\$20,141			
A.C.A.2	Removal of topsoil 150mm and stockpile for later re-use	5,722	m2	\$2	\$9,212			
A.C.A.3	Cut to Fill - General Earthworks	1,717	m3	\$8	\$14,131			
A.C.A.4	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation							
A.C.A.5	Preparation, trim and compact	5,722	m2	\$6	\$31,471			
	Sub Base and Base Course							
A.C.A.6	100mm thick crushed rock base course	4,859	m2	\$8	\$39,941			
A.C.A.7	250mm thick compacted limestone sub base	4,859	m2	\$17	\$84,935			
	Road Paving							
A.C.A.8	50mm thick (AC14)	3,168	m2	\$31	\$98,968			
A.C.A.9	Primer seal	3,168	m2	\$4	\$12,799			
	Brick Paving		Item					
A.C.A.10	80 thick brick pavers	566	m2	\$100	\$56,657			
A.C.A.11	30 thick compacted sand bed	180	m2	\$2	\$295			
A.C.A.12	40 thick compacted sand bed (RAB)	386	m2	\$2	\$845			
A.C.A.13	170mm thick compacted limestone	180	m2	\$11	\$2,047			
A.C.A.14	250mm thick compacted limestone sub base	264	m2	\$17	\$4,615			
	Kerbing							
A.C.A.15	Mountable Kerb (MK)	139	m	\$25	\$3,536			
A.C.A.16	Semi Mountable Kerb (SMK)	285	m	\$30	\$8,450			
A.C.A.17	Barrier Kerb (BK)	120	m	\$53	\$6,376			
	Line Marking and Furniture							
A.C.A.18	Line marking	75	m	\$6	\$476			
A.C.A.19	Street sign post	1	no	\$122	\$122			
A.C.A.20	Street name plate	2	no	\$199	\$398			
A.C.A.21	Chevron sign	1	no	\$613	\$613			

Shire of Serpentine Jarrahdale DCP DCA 2 - West Mundijong - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
A.C.A.22	Traffic sign	3	no	\$450	\$1,350			
	Landscaping				\$0			
A.C.A.23	Soft landscaping	1,134	m2	\$0	Excl.			
A.C.A.24	Landscape mix	284	m3	\$90	\$25,560			
	TOTAL Road Works		Item			\$422,937		
<u>A.C.B</u>	<u>Shared Paths</u>							
	Earthworks and Site Preparation							
A.C.B.1	Site Clearance (based on light shrubs)	712	m2	\$4	\$2,506			
A.C.B.2	Removal of topsoil 150mm and stockpile for later re-use	712	m2	\$2	\$1,146			
A.C.B.3	Cut to Fill - General Earthworks	214	m3	\$8	\$1,761			
A.C.B.4	Imported Fill	0	m3	\$30	\$0			
	Subgrade Preparation							
A.C.B.5	Preparation, trim and compact	712	m2	\$6	\$3,916			
	Pathway							
A.C.B.6	100 thick concrete footpath with broomed finish	712	m2	\$71	\$50,438			
A.C.B.7	Sand fill below concrete path (100mm)	712	m2	\$5	\$3,888			
A.C.B.8	Pram ramp including tactile	6	no	\$973	\$5,836			
A.C.B.9	Tactile paving	10	m2	\$325	\$3,250			
	Line Marking and Furniture							
A.C.B.10	Traffic sign	2	no	\$450	\$900			
	TOTAL Shared Paths		Item			\$73,641		
<u>A.C.C</u>	<u>Street Lighting</u>							
	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads							
A.C.C.1	TOTAL Street Lighting	4	no Item	\$3,442	\$13,767	\$13,767		
<u>A.C.D</u>	<u>Road Drainage</u>							
	450dia reinforced concrete pipe including excavation and backfill							
A.C.D.1		170	m	\$233	\$39,619			
	Side entry pits including liner, cover, excavation, and associated works							
A.C.D.2	TOTAL Road Drainage	4	no Item	\$2,667	\$10,666	\$50,285		
<u>A.C.E</u>	<u>Preliminaries and Project Costs</u>							
A.C.E.1	Traffic Management	5.0000	%	\$560,630	\$28,031			
	Project Overheads and Preliminaries (Indirect Construction Costs)							
A.C.E.2		15.0000	%	\$560,630	\$84,094			
A.C.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$560,630	\$42,047			
A.C.E.4	Risk Contingency Allowance	10.0000	%	\$714,803	\$71,480			
	TOTAL Preliminaries and Project Costs		Item			\$225,654		
	TOTAL North South Spine Road (Roundabout RAV7)						\$786,284	
<u>A.D</u>	<u>Utilities</u>							
<u>A.D.A</u>	<u>Power and Lighting (Western Power)</u>							
	Relocate 1009m of Overhead Power underground - Provisional Sum							
A.D.A.1	TOTAL Power and Lighting (Western Power)	1	PS Item	\$1,631,536	\$1,631,536	\$1,631,536		
<u>A.D.B</u>	<u>Communications (NBN / Telstra / Westnet / etc.)</u>							
	Relocate 1009m road length of communications related infrastructure about 10m from the current location - Provisional Sum							
A.D.B.1	TOTAL Communications (NBN / Telstra / Westnet / etc.)	1	PS Item	\$324,292	\$324,292	\$324,292		
<u>A.D.C</u>	<u>Water and Sewer (Water Corporation)</u>							
	No allowance has been made for Water Corporation diversions as we do not see existing mains from our desktop study							
	TOTAL Water and Sewer (Water Corporation)		Note Item			\$0		
<u>A.D.D</u>	<u>Gas (ATCO)</u>							

**Shire of Serpentine Jarrahdale DCP
DCA 2 - West Mundijong - Update**

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
	No allowance has been made for ATCO diversions as we do not see existing valves from our desktop study TOTAL Gas (ATCO)		Note Item			\$0		
A.D.E	<u>Preliminaries and Project Costs</u>							
A.D.E.1	Traffic Management	10.0000	%	\$1,955,828	\$195,583			
A.D.E.2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$1,955,828	\$293,374			
A.D.E.3	Project Owner's Cost (Planning and Design Costs)	5.0000	%	\$1,955,828	\$97,791			
A.D.E.4	Risk Contingency Allowance	10.0000	%	\$2,542,576	\$254,258			
	TOTAL Preliminaries and Project Costs		Item			\$841,006		
	TOTAL Utilities						\$2,796,834	
A.A.A.7	Estimated Imported Fill	8,985	m3					
A.A.A.5	Total m3 of Cut to Fill - General Earthworks	11,994	m3					
	Less Cut to Fill costed	0	m3	\$30	\$0			
	Total Adjustment for Imported Fill (less Cut to Fill)	See "Imported Fill" sheet at the end of these costings.					\$0	
	TOTAL Road - Mundijong Road (West)							\$9,071,943

Shire of Serpentine Jarrahdale DCP DCA 2 - West Mundijong - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
B	ROAD - KARGOTICH ROAD							
B.A	<u>Road Construction</u>							
B.A.A	<u>Road Works</u>							
	Earthworks and Site Preparation				\$0			
B.A.A.1	Site Clearance (based on light shrubs)	53,917	m2	\$4	\$189,788			
B.A.A.2	Removal of topsoil 150mm and stockpile for later re-use	53,917	m2	\$2	\$86,806			
B.A.A.3	Cut to Fill - General Earthworks	26,805	m3	\$8	\$220,605			
B.A.A.4	Detailed excavation - mill and profile	23,108	m2	\$19	\$438,590			
B.A.A.5	Imported Fill	0	m3	\$30	Excl.			
B.A.A.6	Form swale	12,324	m2	\$4	\$46,708			
	Subgrade Preparation				\$0			
B.A.A.7	Preparation, trim and compact	77,024	m2	\$6	\$423,632			
	Sub Base and Base Course				\$0			
B.A.A.8	100mm thick crushed rock base course	53,609	m2	\$8	\$440,666			
B.A.A.9	250mm thick compacted limestone sub base	53,609	m2	\$17	\$937,085			
	Road Paving				\$0			
B.A.A.10	50mm thick (AC14)	46,215	m2	\$31	\$1,443,757			
B.A.A.11	Extra over for 2% red oxide	9,243	m2	\$6	\$57,584			
B.A.A.12	Primer seal	46,215	m2	\$4	\$186,709			
	Kerbing				\$0			
B.A.A.13	Mountable Kerb (MK)	6,162	m	\$25	\$156,761			
B.A.A.14	Kerb openings	309	no	\$350	\$108,150			
B.A.A.15	Semi Mountable Kerb (SMK)	6,162	m	\$30	\$182,703			
	Line Marking and Furniture				\$0			
B.A.A.16	Line marking	12,324	m	\$6	\$78,134			
	Landscaping				\$0			
B.A.A.17	Soft landscaping	17,459	m2	\$0	Excl.			
B.A.A.18	Landscape mix	4,365	m3	\$90	\$392,850			
B.A.A.19	Rock pitching	1,027	m2	\$155	\$159,442			
B.A.A.20	Drainage layer	18,486	m2	\$0	Excl.			
	Other							
B.A.A.21	Allow for connections to existing Kargotich Road		Item		\$20,000			
	TOTAL Road Works		Item			\$5,569,970		
B.A.B	<u>Shared Paths</u>							
	Earthworks and Site Preparation							
B.A.B.1	Site Clearance (based on light shrubs)	15,405	m2	\$4	\$54,226			
B.A.B.2	Removal of topsoil 150mm and stockpile for later re-use	15,405	m2	\$2	\$24,802			
B.A.B.3	Cut to Fill - General Earthworks	4,622	m3	\$8	\$38,039			
B.A.B.4	Imported Fill	15,405	m3	\$30	\$462,150			
	Subgrade Preparation							
B.A.B.5	Preparation, trim and compact	15,405	m2	\$6	\$84,728			
	Pathway							
B.A.B.6	100 thick concrete footpath with broomed finish	15,405	m2	\$71	\$1,091,290			
B.A.B.7	Sand fill below concrete footpath (100mm)	15,405	m2	\$5	\$84,111			
B.A.B.8	Pram ramp		no	\$670	Included with intersections			
	TOTAL Shared Paths		Item			\$1,839,346		
B.A.C	<u>Street Lighting</u>							
B.A.C.1	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	177	no	\$3,442	\$609,184			
B.A.C.2	6.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	89	no	\$5,111	\$454,877			
	TOTAL Street Lighting		Item			\$1,064,062		
B.A.D	<u>Road Drainage</u>							
B.A.D.1	450dia reinforced concrete pipe including excavation and backfill	3,081	m	\$233	\$718,027			
B.A.D.2	150dia slotted PVC subsoil drainage pipe including aggregate, geofabric and porous sand	3,081	m	\$189	\$581,077			

Shire of Serpentine Jarrahdale DCP DCA 2 - West Mundijong - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
B.A.D.3	Raised gully / bubble up pits including liner, cover, grate, excavation, rock pitching, and associated works	103	no	\$3,021	\$311,120			
B.A.D.4	4000x900mm box culvert incl. headwall, excavation, backfill, etc.	30	m	\$6,977	\$209,323			
B.A.D.5	5400x900mm box culvert incl. headwall, excavation, backfill, etc.	30	m	\$9,420	\$282,586			
B.A.D.6	3600x1200mm box culvert incl. headwall, excavation, backfill, etc.	30	m	\$6,945	\$208,348			
	TOTAL Road Drainage		Item			\$2,310,480		
<u>B.A.E</u>	<u>Preliminaries and Project Costs</u>							
B.A.E.1	Traffic Management	5.0000	%	\$10,783,857	\$539,193			
B.A.E.2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$10,783,857	\$1,617,579			
B.A.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$10,783,857	\$808,789			
B.A.E.4	Risk Contingency Allowance	10.0000	%	\$13,749,418	\$1,374,942			
	TOTAL Preliminaries and Project Costs		Item			\$4,340,503		
	TOTAL Road Construction						\$15,124,360	
<u>B.B</u>	<u>Utilities</u>							
<u>B.B.A</u>	<u>Power and Lighting (Western Power)</u>							
B.B.A.1	Relocate 3081m of Overhead Power underground - Provisional Sum	1	PS	\$4,665,553	\$4,665,553			
	TOTAL Power and Lighting (Western Power)		Item			\$4,665,553		
<u>B.B.B</u>	<u>Communications (NBN / Telstra / Westnet / etc.)</u>							
B.B.B.1	Relocate 3081m road length of communications related infrastructure about 10m from the current location - Provisional Sum	1	PS	\$854,425	\$854,425			
	TOTAL Communications (NBN / Telstra / Westnet / etc.)		Item			\$854,425		
<u>B.B.C</u>	<u>Water and Sewer (Water Corporation)</u>							
	No allowance has been made for Water Corporation diversions as we do not see existing mains from our desktop study		Note					
	TOTAL Water and Sewer (Water Corporation)		Item			\$0		
<u>B.B.D</u>	<u>Gas (ATCO)</u>							
	No allowance has been made for ATCO diversions as we do not see existing valves from our desktop study		Note					
	TOTAL Gas (ATCO)		Item			\$0		
<u>B.B.E</u>	<u>Preliminaries and Project Costs</u>							
B.B.E.1	Traffic Management	10.0000	%	\$5,519,978	\$551,998			
B.B.E.2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$5,519,978	\$827,997			
B.B.E.3	Project Owner's Cost (Planning and Design Costs)	5.0000	%	\$5,519,978	\$275,999			
B.B.E.4	Risk Contingency Allowance	10.0000	%	\$7,175,971	\$717,597			
	TOTAL Preliminaries and Project Costs		Item			\$2,373,591		
	TOTAL Utilities						\$7,893,569	
A.A.A.7	Estimated Imported Fill	22,093	m3					
A.A.A.5	Total m3 of Cut to Fill - General Earthworks	31,427	m3					
	Less Cut to Fill costed	0	m3	\$30	\$0			
	Total Adjustment for Imported Fill (less Cut to Fill)	See "Imported Fill" sheet at the end of these costings.					\$0	
	TOTAL Road - Kargotich Road							\$23,017,928

**Shire of Serpentine Jarrahdale DCP
DCA 2 - West Mundijong - Update**

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
C	ROAD - BISHOP ROAD (WEST)							
<u>C.A</u>	<u>Road Construction</u>							
<u>C.A.A</u>	<u>Road Works</u>							
	Earthworks and Site Preparation							
C.A.A.1	Site Clearance (based on light shrubs)	18,913	m2	3.52	66,574			
C.A.A.2	Removal of topsoil 150mm and stockpile for later re-use	18,913	m2	1.61	30,450			
C.A.A.3	Cut to Fill - General Earthworks	9,291	m3	8.23	76,465			
C.A.A.4	Detailed excavation - mill and profile	7,374	m2	18.98	139,959			
C.A.A.5	Imported Fill	0	m3	30	0			
C.A.A.6	Form swale	3,933	m2	3.79	14,906			
	Subgrade Preparation							
C.A.A.7	Preparation, trim and compact	27,036	m2	5.5	148,698			
	Sub Base and Base Course							
C.A.A.8	100mm thick crushed rock base course	17,107	m2	8.22	140,620			
C.A.A.9	250mm thick compacted limestone sub base	17,107	m2	17.48	299,030			
	Road Paving							
C.A.A.10	50mm thick (AC14)	14,747	m2	31.24	460,696			
C.A.A.11	Extra over for 2% red oxide	2,950	m2	6.23	18,379			
C.A.A.12	Primer seal	14,747	m2	4.04	59,578			
	Kerbing							
C.A.A.13	Mountable Kerb (MK)	1,967	m	25.44	50,040			
C.A.A.14	Kerb openings	99	no	350	34,650			
C.A.A.15	Semi Mountable Kerb (SMK)	1,967	m	29.65	58,322			
	Line Marking and Furniture							
C.A.A.16	Line marking	3,933	m	6.34	24,935			
	Landscaping							
C.A.A.17	Soft landscaping	5,537	m2	0	0			
C.A.A.18	Landscape mix	1,347	m3	90	121,230			
C.A.A.19	Rock pitching	328	m2	155.25	50,922			
C.A.A.20	Drainage layer	5,899	m2	0	0			
	TOTAL Road Works		Item			1,795,454		
<u>C.A.B</u>	<u>Shared Paths</u>							
	Earthworks and Site Preparation							
C.A.B.1	Site Clearance (based on light shrubs)	2,458	m2	3.52	8,652			
C.A.B.2	Removal of topsoil 150mm and stockpile for later re-use	2,458	m2	1.61	3,957			
C.A.B.3	Cut to Fill - General Earthworks	738	m3	8.23	6,074			
C.A.B.4	Imported Fill	0	m3	30	0			
	Subgrade Preparation							
C.A.B.5	Preparation, trim and compact	2,458	m2	5.5	13,519			
	Pathway							
C.A.B.6	100 thick concrete footpath with broomed finish	2,458	m2	70.84	174,125			
C.A.B.7	Sand fill below concrete footpath (100mm)	2,458	m2	5.46	13,421			
C.A.B.8	Pram ramp		no	670.03				
	TOTAL Shared Paths		Item			219,748		
<u>C.A.C</u>	<u>Street Lighting</u>							
	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	57	no	3,441.72	196,178			
C.A.C.2	6.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	29	no	5,110.98	148,218			
	TOTAL Street Lighting		Item			344,396		
<u>C.A.D</u>	<u>Road Drainage</u>							
	450dia reinforced concrete pipe including excavation and backfill	984	m	233.05	229,321			
C.A.D.2	150dia slotted PVC subsoil drainage pipe including aggregate, geofabric and porous sand	984	m	188.6	185,582			
C.A.D.3	Side entry pits including liner, cover, excavation, and associated works	0	no	2,666.58	0			
C.A.D.4	Raised gully / bubble up pits including liner, cover, grate, excavation, rock pitching, and associated works	33	no	3,020.58	99,679			
	TOTAL Road Drainage		Item			514,582		
<u>C.A.E</u>	<u>Preliminaries and Project Costs</u>							
C.A.E.1	Traffic Management	5	%	2,874,180	143,709			
C.A.E.2	Project Overheads and Preliminaries (Indirect Construction Costs)	15	%	2,874,180	431,127			
C.A.E.3	Project Owner's Cost (Planning and Design Costs)	7.5	%	2,874,180	215,563			
C.A.E.4	Risk Contingency Allowance	10	%	3,664,579	366,458			
	TOTAL Preliminaries and Project Costs		Item			1,156,857		
	TOTAL Road Construction						\$4,031,037	

**Shire of Serpentine Jarrahdale DCP
DCA 2 - West Mundijong - Update**

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
C.B	<u>Kargotich Road (T-Junction)</u>							
C.B.A	<u>Road Works</u>							
	Earthworks and Site Preparation				\$0			
C.B.A.1	Site Clearance (based on light shrubs)	1,611	m2	\$4	\$5,671			
C.B.A.2	Removal of topsoil 150mm and stockpile for later re-use	1,611	m2	\$2	\$2,594			
C.B.A.3	Cut to Fill - General Earthworks	484	m3	\$8	\$3,983			
C.B.A.4	Imported Fill	806	m3	\$30	\$24,180			
	Subgrade Preparation				\$0			
C.B.A.5	Preparation, trim and compact	1,611	m2	\$6	\$8,861			
	Sub Base and Base Course				\$0			
C.B.A.6	100mm thick crushed rock base course	1,563	m2	\$8	\$12,848			
C.B.A.7	250mm thick compacted limestone sub base	1,563	m2	\$17	\$27,321			
	Road Paving				\$0			
C.B.A.8	50mm thick (AC14)	1,491	m2	\$31	\$46,579			
C.B.A.9	Extra over for 2% red oxide	90	m2	\$6	\$561			
C.B.A.10	Primer seal	1,371	m2	\$4	\$5,539			
	Kerbing				\$0			
C.B.A.11	Mountable Kerb (MK)	12	m	\$25	\$305			
C.B.A.12	Semi Mountable Kerb (SMK)	71	m	\$30	\$2,105			
	Line Marking and Furniture				\$0			
C.B.A.13	Line marking	140	m	\$6	\$888			
C.B.A.14	Street sign post	1	no	\$122	\$122			
C.B.A.15	Street name plate	2	no	\$199	\$398			
C.B.A.16	Chevron sign	0	no	\$613	\$0			
C.B.A.17	Traffic sign	2	no	\$450	\$900			
	Landscaping				\$0			
C.B.A.18	Mulch to planter boxes (2m x 2m)	0	m2	\$16	\$0			
C.B.A.19	Trees (100l)	0	no	\$506	\$0			
C.B.A.20	Soft landscaping	0	m2	\$0	\$0			
C.B.A.21	Landscape mix	0	m3	\$90	\$0			
C.B.A.22	Rock pitching	0	m2	\$155	\$0			
C.B.A.23	Drainage layer	0	m2	\$0	\$0			
	Other							
C.B.A.24	Allowed for connection to Portwine Avenue		item		\$5,000			
	TOTAL Road Works		Item			\$147,853		
C.B.B	<u>Shared Paths</u>							
	Earthworks and Site Preparation							
C.B.B.1	Site Clearance (based on light shrubs)	252	m2	\$4	\$887			
C.B.B.2	Removal of topsoil 150mm and stockpile for later re-use	252	m2	\$2	\$406			
C.B.B.3	Cut to Fill - General Earthworks	76	m3	\$8	\$625			
C.B.B.4	Detailed excavation - mill and profile	0	m3	\$19	\$0			
C.B.B.5	Imported Fill	126	m3	\$30	\$3,780			
	Subgrade Preparation							
C.B.B.6	Preparation, trim and compact	252	m2	\$6	\$1,386			
	Pathway							
C.B.B.7	100 thick concrete footpath with broomed finish	252	m2	\$71	\$17,852			
C.B.B.8	Sand fill below concrete footpath (100mm)	252	m2	\$5	\$1,376			
C.B.B.9	Pram ramp	0	no	\$670	\$0			
C.B.B.10	Pram ramp including tactile	2	no	\$973	\$1,945			
	Line Marking and Furniture							
C.B.B.11	Line marking	0	m	\$6	\$0			
C.B.B.12	Street sign post	0	no	\$122	\$0			
C.B.B.13	Street name plate	0	no	\$199	\$0			
C.B.B.14	Chevron sign	0	no	\$613	\$0			
C.B.B.15	Traffic sign	3	no	\$450	\$1,350			
	Landscaping							
C.B.B.16	Mulch to planter boxes (2m x 2m)	0	m2	\$16	\$0			
C.B.B.17	Trees (100l)	0	no	\$506	\$0			
C.B.B.18	Soft landscaping	0	m2	\$0	\$0			
	TOTAL Shared Paths		Item			\$29,607		
C.B.C	<u>Street Lighting</u>							

**Shire of Serpentine Jarrahdale DCP
DCA 2 - West Mundijong - Update**

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
C.B.C.1	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads TOTAL Street Lighting	2	no Item	\$3,442	\$6,883	\$6,883		
<u>C.B.D</u>	<u>Road Drainage</u>							
C.B.D.1	450dia reinforced concrete pipe including excavation and backfill	120	m	\$233	\$27,966			
C.B.D.2	150dia slotted PVC subsoil drainage pipe including aggregate, geofabric and porous sand	0	m	\$189	\$0			
C.B.D.3	Side entry pits including liner, cover, excavation, and associated works	2	no Note	\$2,667	\$5,333			
C.B.D.4	Drainage layer measured with landscaping 1800x900mm box culvert incl. headwall, excavation, backfill, etc. TOTAL Road Drainage	30	m Item	\$3,543	\$106,295	\$139,594		
<u>C.B.E</u>	<u>Preliminaries and Project Costs</u>							
C.B.E.1	Traffic Management	5.0000	%	\$323,938	\$16,197			
C.B.E.2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$323,938	\$48,591			
C.B.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$323,938	\$24,295			
C.B.E.4	Risk Contingency Allowance	10.0000	%	\$413,021	\$41,302			
	TOTAL Preliminaries and Project Costs TOTAL Kargotich Road (T-Junction)		Item			\$130,385	\$454,323	
<u>C.C</u>	<u>Utilities</u>							
<u>C.C.A</u>	<u>Power and Lighting (Western Power)</u>							
C.C.A.1	General Provisional Sum of \$100,000 as it is not clear if there is inground services requiring diversion TOTAL Power and Lighting (Western Power)	1	PS Item	\$100,000	\$100,000	\$100,000		
<u>C.C.B</u>	<u>Communications (NBN / Telstra / Westnet / etc.)</u>							
C.C.B.1	General Provisional Sum of \$100,000 as it is not clear if there is inground services requiring diversion TOTAL Communications (NBN / Telstra / Westnet / etc.)	1	PS Item	\$100,000	\$100,000	\$100,000		
<u>C.C.C</u>	<u>Water and Sewer (Water Corporation)</u>							
	No allowance has been made for Water Corporation diversions as we do not see existing mains from our desktop study TOTAL Water and Sewer (Water Corporation)		Note Item			\$0		
<u>C.C.D</u>	<u>Gas (ATCO)</u>							
	No allowance has been made for ATCO diversions as we do not see existing valves from our desktop study TOTAL Gas (ATCO)		Note Item			\$0		
<u>C.C.E</u>	<u>Preliminaries and Project Costs</u>							
C.C.E.1	Traffic Management	10.0000	%	\$200,000	\$20,000			
C.C.E.2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$200,000	\$30,000			
C.C.E.3	Project Owner's Cost (Planning and Design Costs)	5.0000	%	\$200,000	\$10,000			
C.C.E.4	Risk Contingency Allowance	10.0000	%	\$260,000	\$26,000			
	TOTAL Preliminaries and Project Costs TOTAL Utilities		Item			\$86,000	\$286,000	
A.A.A.7	Estimated Imported Fill	9,567	m3					
A.A.A.5	Total m3 of Cut to Fill - General Earthworks	10,589	m3					
	Less Cut to Fill costed	0	m3	\$30	\$0			
	Total Adjustment for Imported Fill (less Cut to Fill)	See "Imported Fill" sheet at the end of these costings.					\$0	
	TOTAL Road - Bishop Road (West)							\$4,771,360

Shire of Serpentine Jarrahdale DCP DCA 2 - West Mundijong - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
D	ROAD – NORTH SOUTH SPINE ROAD							
D.A	<u>Road Construction</u>							
D.A.A	<u>Road Works</u>							
	Earthworks and Site Preparation				\$0			
D.A.A.1	Site Clearance (based on light shrubs)	70,550	m2	\$4	\$248,336			
D.A.A.2	Removal of topsoil 150mm and stockpile for later re-use	70,550	m2	\$2	\$113,586			
D.A.A.3	Cut to Fill - General Earthworks	25,455	m3	\$8	\$209,495			
D.A.A.4	Imported Fill	0	m3	\$30	Excl.			
D.A.A.5	Form swale	10,546	m2	\$4	\$39,969			
	Subgrade Preparation				\$0			
D.A.A.6	Preparation, trim and compact	70,550	m2	\$6	\$388,025			
	Sub Base and Base Course				\$0			
D.A.A.7	100mm thick crushed rock base course	50,123	m2	\$8	\$412,011			
D.A.A.8	250mm thick compacted limestone sub base	50,123	m2	\$17	\$876,150			
	Road Paving				\$0			
D.A.A.9	50mm thick (AC14)	43,209	m2	\$31	\$1,349,849			
D.A.A.10	Extra over for 2% red oxide	8,642	m2	\$6	\$53,840			
D.A.A.11	Primer seal	43,209	m2	\$4	\$174,564			
	Kerbing				\$0			
D.A.A.12	Mountable Kerb (MK)	5,762	m	\$25	\$146,585			
D.A.A.13	Kerb openings	289	no	\$350	\$101,150			
D.A.A.14	Semi Mountable Kerb (SMK)	5,762	m	\$30	\$170,843			
	Line Marking and Furniture				\$0			
D.A.A.15	Line marking	11,523	m	\$6	\$73,056			
	Landscaping				\$0			
D.A.A.16	Soft landscaping	17,117	m2	\$0	Excl.			
D.A.A.17	Landscape mix	3,493	m3	\$90	\$314,370			
D.A.A.18	Rock pitching	914	m2	\$155	\$141,899			
D.A.A.19	Drainage layer	16,444	m2	\$0	Excl.			
	Other							
D.A.A.20	Allow for connection to existing Mundijong Road		Item		\$10,000			
	TOTAL Road Works		Item			\$4,823,728		
D.A.B	<u>Shared Paths</u>							
	Earthworks and Site Preparation							
D.A.B.1	Site Clearance (based on light shrubs)	14,403	m2	\$4	\$50,699			
D.A.B.2	Removal of topsoil 150mm and stockpile for later re-use	14,823	m2	\$2	\$23,865			
D.A.B.3	Cut to Fill - General Earthworks	4,510	m3	\$8	\$37,117			
D.A.B.4	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation							
D.A.B.5	Preparation, trim and compact	14,403	m2	\$6	\$79,217			
	Pathway							
D.A.B.6	100 thick concrete footpath with broomed finish	14,403	m2	\$71	\$1,020,309			
D.A.B.7	Sand fill below concrete footpath (100mm)	14,403	m2	\$5	\$78,640			
D.A.B.8	Pram ramp		no	\$670	Included with intersections			
	TOTAL Shared Paths		Item			\$1,289,846		
D.A.C	<u>Street Lighting</u>							
	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	165	no	\$3,442	\$567,884			
D.A.C.1								
	6.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	83	no	\$5,111	\$424,211			
D.A.C.2			Item			\$992,095		
	TOTAL Street Lighting							
D.A.D	<u>Road Drainage</u>							
	450dia reinforced concrete pipe including excavation and backfill	2,881	m	\$233	\$671,417			
D.A.D.1								
	150dia slotted PVC subsoil drainage pipe including aggregate, geofabric and porous sand	2,881	m	\$189	\$543,357			
D.A.D.2								

Shire of Serpentine Jarrahdale DCP DCA 2 - West Mundijong - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
D.A.D.3	Side entry pits including liner, cover, excavation, and associated works	0	no	\$2,667	CESP measured at intersections, RAB's			
D.A.D.4	Raised gully / bubble up pits including liner, cover, grate, excavation, rock pitching, and associated works	97	no	\$3,021	\$292,996			
D.A.D.5	800x900mm box culvert incl. headwall, excavation, backfill, etc.	25	m	\$1,395	\$34,887			
D.A.D.6	2000x900mm box culvert incl. headwall, excavation, backfill, etc.	30	m	\$3,356	\$100,686			
D.A.D.7	3000x900mm box culvert incl. headwall, excavation, backfill, etc.	30	m	\$4,444	\$133,329			
D.A.D.8	4000x900mm box culvert incl. headwall, excavation, backfill, etc.	30	m	\$6,712	\$201,372			
D.A.D.9	5400x900mm box culvert incl. headwall, excavation, backfill, etc.	30	m	\$9,420	\$282,586			
	TOTAL Road Drainage		Item			\$2,260,630		
<u>D.A.E</u>	<u>Preliminaries and Project Costs</u>							
D.A.E.1	Traffic Management	5.0000	%	\$9,366,299	\$468,315			
D.A.E.2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$9,366,299	\$1,404,945			
D.A.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$9,366,299	\$702,472			
D.A.E.4	Risk Contingency Allowance	10.0000	%	\$11,942,031	\$1,194,203			
	TOTAL Preliminaries and Project Costs		Item			\$3,769,935		
	TOTAL Road Construction						\$13,136,234	
<u>D.B</u>	<u>Bishop Road (Roundabout RAV7)</u>							
<u>D.B.A</u>	<u>Road Works</u>							
	Earthworks and Site Preparation							
D.B.A.1	Site Clearance (based on light shrubs)	5,722	m2	\$4	\$20,141			
D.B.A.2	Removal of topsoil 150mm and stockpile for later re-use	5,722	m2	\$2	\$9,212			
D.B.A.3	Cut to Fill - General Earthworks	1,717	m3	\$8	\$14,131			
D.B.A.4	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation							
D.B.A.5	Preparation, trim and compact	5,722	m2	\$6	\$31,471			
	Sub Base and Base Course							
D.B.A.6	100mm thick crushed rock base course	4,859	m2	\$8	\$39,941			
D.B.A.7	250mm thick compacted limestone sub base	4,859	m2	\$17	\$84,935			
	Road Paving							
D.B.A.8	50mm thick (AC14)	3,168	m2	\$31	\$98,968			
D.B.A.9	Primer seal	3,168	m2	\$4	\$12,799			
	Brick Paving		Item					
D.B.A.10	80 thick brick pavers	566	m2	\$100	\$56,657			
D.B.A.11	30 thick compacted sand bed	180	m2	\$2	\$295			
D.B.A.12	40 thick compacted sand bed (RAB)	386	m2	\$2	\$845			
D.B.A.13	170mm thick compacted limestone	180	m2	\$11	\$2,047			
D.B.A.14	250mm thick compacted limestone sub base	264	m2	\$17	\$4,615			
	Kerbing							
D.B.A.15	Mountable Kerb (MK)	139	m	\$25	\$3,536			
D.B.A.16	Semi Mountable Kerb (SMK)	285	m	\$30	\$8,450			
D.B.A.17	Barrier Kerb (BK)	120	m	\$53	\$6,376			
	Line Marking and Furniture							
D.B.A.18	Line marking	75	m	\$6	\$476			
D.B.A.19	Street sign post	1	no	\$122	\$122			
D.B.A.20	Street name plate	2	no	\$199	\$398			
D.B.A.21	Chevron sign	1	no	\$613	\$613			
D.B.A.22	Traffic sign	3	no	\$450	\$1,350			
	Landscaping				\$0			
D.B.A.23	Soft landscaping	1,134	m2	\$0	Excl.			
D.B.A.24	Landscape mix	284	m3	\$90	\$25,560			
	TOTAL Road Works		Item			\$422,937		
<u>D.B.B</u>	<u>Shared Paths</u>							
	Earthworks and Site Preparation							

Shire of Serpentine Jarrahdale DCP DCA 2 - West Mundijong - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
D.B.B.1	Site Clearance (based on light shrubs)	712	m2	\$4	\$2,506			
D.B.B.2	Removal of topsoil 150mm and stockpile for later re-use	712	m2	\$2	\$1,146			
D.B.B.3	Cut to Fill - General Earthworks	214	m3	\$8	\$1,761			
D.B.B.4	Imported Fill	0	m3	\$30	\$0			
	Subgrade Preparation							
D.B.B.5	Preparation, trim and compact	712	m2	\$6	\$3,916			
	Pathway							
D.B.B.6	100 thick concrete footpath with broomed finish	712	m2	\$71	\$50,438			
D.B.B.7	Sand fill below concrete path (100mm)	712	m2	\$5	\$3,888			
D.B.B.8	Pram ramp including tactile	6	no	\$973	\$5,836			
D.B.B.9	Tactile paving	10	m2	\$325	\$3,250			
	Line Marking and Furniture							
D.B.B.10	Traffic sign	2	no	\$450	\$900			
	TOTAL Shared Paths		Item			\$73,641		
<u>D.B.C</u>	<u>Street Lighting</u>							
	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	4	no	\$3,442	\$13,767			
D.B.C.1	TOTAL Street Lighting		Item			\$13,767		
<u>D.B.D</u>	<u>Road Drainage</u>							
	450dia reinforced concrete pipe including excavation and backfill	170	m	\$233	\$39,619			
D.B.D.1	Side entry pits including liner, cover, excavation, and associated works	4	no	\$2,667	\$10,666			
D.B.D.2	TOTAL Road Drainage		Item			\$50,285		
<u>D.B.E</u>	<u>Preliminaries and Project Costs</u>							
D.B.E.1	Traffic Management	5.0000	%	\$560,630	\$28,031			
	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$560,630	\$84,094			
D.B.E.2	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$560,630	\$42,047			
D.B.E.3	Risk Contingency Allowance	10.0000	%	\$714,803	\$71,480			
D.B.E.4	TOTAL Preliminaries and Project Costs		Item			\$225,654		
	TOTAL Bishop Road (Roundabout RAV7)						\$786,284	
<u>D.C</u>	<u>New roundabout between Scott and Sparkman (RAV7)</u>							
<u>D.C.A</u>	<u>Road Works</u>							
	Earthworks and Site Preparation							
D.C.A.1	Site Clearance (based on light shrubs)	6,422	m2	\$4	\$22,605			
D.C.A.2	Removal of topsoil 150mm and stockpile for later re-use	6,422	m2	\$2	\$10,339			
D.C.A.3	Cut to Fill - General Earthworks	1,927	m3	\$8	\$15,859			
D.C.A.4	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation							
D.C.A.5	Preparation, trim and compact	6,422	m2	\$6	\$35,321			
	Sub Base and Base Course							
D.C.A.6	100mm thick crushed rock base course	6,182	m2	\$8	\$50,816			
D.C.A.7	250mm thick compacted limestone sub base	6,182	m2	\$17	\$108,061			
	Road Paving							
D.C.A.8	50mm thick (AC14)	3,788	m2	\$31	\$118,337			
D.C.A.9	Primer seal	3,788	m2	\$4	\$15,304			
	Brick Paving		Item					
D.C.A.10	80 thick brick pavers	626	m2	\$100	\$62,663			
D.C.A.11	30 thick compacted sand bed	240	m2	\$2	\$394			
D.C.A.12	40 thick compacted sand bed (RAB)	386	m2	\$2	\$845			
D.C.A.13	170mm thick compacted limestone	240	m2	\$11	\$2,729			
D.C.A.14	250mm thick compacted limestone sub base	264	m2	\$17	\$4,615			
	Kerbing							
D.C.A.15	Mountable Kerb (MK)	139	m	\$25	\$3,536			
D.C.A.16	Semi Mountable Kerb (SMK)	292	m	\$30	\$8,658			
D.C.A.17	Barrier Kerb (BK)	120	m	\$53	\$6,376			
	Line Marking and Furniture							
D.C.A.18	Line marking	100	m	\$6	\$634			
D.C.A.19	Street sign post	1	no	\$122	\$122			

Shire of Serpentine Jarrahdale DCP DCA 2 - West Mundijong - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
D.C.A.20	Street name plate	2	no	\$199	\$398			
D.C.A.21	Chevron sign	1	no	\$613	\$613			
D.C.A.22	Traffic sign	4	no	\$450	\$1,800			
	Landscaping				\$0			
D.C.A.23	Soft landscaping	1,134	m2	\$0	Excl.			
D.C.A.24	Landscape mix	284	m3	\$90	\$25,560			
	TOTAL Road Works		Item			\$495,584		
D.C.B	Shared Paths							
	Earthworks and Site Preparation							
D.C.B.1	Site Clearance (based on light shrubs)	728	m2	\$4	\$2,563			
D.C.B.2	Removal of topsoil 150mm and stockpile for later re-use	728	m2	\$2	\$1,172			
D.C.B.3	Cut to Fill - General Earthworks	219	m3	\$8	\$1,802			
D.C.B.4	Imported Fill	0	m3	\$30	\$0			
	Subgrade Preparation							
D.C.B.5	Preparation, trim and compact	728	m2	\$6	\$4,004			
	Pathway							
D.C.B.6	100 thick concrete footpath with broomed finish	728	m2	\$71	\$51,572			
D.C.B.7	Sand fill below concrete path (100mm)	728	m2	\$5	\$3,975			
D.C.B.8	Pram ramp including tactile	8	no	\$973	\$7,781			
D.C.B.9	Tactile paving	13	m2	\$325	\$4,225			
	Line Marking and Furniture							
D.C.B.10	Traffic sign	2	no	\$450	\$900			
	TOTAL Shared Paths		Item			\$77,994		
D.C.C	Street Lighting							
	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	4	no	\$3,442	\$13,767			
	TOTAL Street Lighting		Item			\$13,767		
D.C.D	Road Drainage							
	450dia reinforced concrete pipe including excavation and backfill	170	m	\$233	\$39,619			
	Side entry pits including liner, cover, excavation, and associated works	4	no	\$2,667	\$10,666			
	TOTAL Road Drainage		Item			\$50,285		
D.C.E	Preliminaries and Project Costs							
D.C.E.1	Traffic Management	5.0000	%	\$637,629	\$31,881			
	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$637,629	\$95,644			
D.C.E.2	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$637,629	\$47,822			
D.C.E.3	Risk Contingency Allowance	10.0000	%	\$812,977	\$81,298			
D.C.E.4	TOTAL Preliminaries and Project Costs		Item			\$256,646		
	TOTAL New roundabout between Scott and Sparkman (RAV7)						\$894,275	
D.D	Utilities							
D.D.A	Power and Lighting (Western Power)							
	General Provisional Sum of \$50,000 as it is not clear if there is inground services requiring diversion	1	PS	\$50,000	\$50,000			
D.D.A.1	TOTAL Power and Lighting (Western Power)		Item			\$50,000		
D.D.B	Communications (NBN / Telstra / Westnet / etc.)							
	No allowance has been made for Communications diversions as we do not see existing mains from our desktop study		Note					
	TOTAL Communications (NBN / Telstra / Westnet / etc.)		Item			\$0		
D.D.C	Water and Sewer (Water Corporation)							
	No allowance has been made for Water Corporation diversions as we do not see existing mains from our desktop study		Note					
	TOTAL Water and Sewer (Water Corporation)		Item			\$0		

**Shire of Serpentine Jarrahdale DCP
DCA 2 - West Mundijong - Update**

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
D.D.D	Gas (ATCO) No allowance has been made for ATCO diversions as we do not see existing valves from our desktop study TOTAL Gas (ATCO)		Note Item			\$0		
D.D.E	Preliminaries and Project Costs							
D.D.E.1	Traffic Management	10.0000	%	\$50,000	\$5,000			
D.D.E.2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$50,000	\$7,500			
D.D.E.3	Project Owner's Cost (Planning and Design Costs)	5.0000	%	\$50,000	\$2,500			
D.D.E.4	Risk Contingency Allowance	10.0000	%	\$65,000	\$6,500			
	TOTAL Preliminaries and Project Costs		Item			\$21,500		
	TOTAL Utilities						\$71,500	
A.A.A.7	Estimated Imported Fill	55,656	m3					
A.A.A.5	Total m3 of Cut to Fill - General Earthworks	34,042	m3					
	Less Cut to Fill costed	21,614	m3	\$30	\$648,420			
	Total Adjustment for Imported Fill (less Cut to Fill)	See "Imported Fill" sheet at the end of these costings.					\$648,420	
	TOTAL Road – North South Spine Road							\$15,536,712

DCP Roads - Imported Fill inputs		Average fill depth required before topsoil removal (mm)	Topsoil removal (mm)	Total Sand depth reqd (mm)	Length	Width	Vol	Total m3	Notes
DCA2	Mundijong Road West	300	150	450	1141	17.5	0.45	8,985.4	Existing Southern carriageway to be upgraded, no fill required. Full length Northern New carriageway 300mm fill required
	Kargotich Road	300	150	450	3273	15	0.45	22,092.8	Existing Eastern carriageway to be upgraded, no fill required. Full length Western carriageway 300mm fill required
	Bishop Road West	450	150	600	1063	15	0.6	9,567.0	Existing carriageway to be upgraded, no fill required, pavement to be upgraded. Full length new carriageway 450mm fill required
	North South Spine Road	450	150	600	3092	30	0.6	55,656.0	450mm fill required to lift full length

This information has been internally generated by the Shire in order to calculate Fill volumes to inform the costings provided by Rawlinsons. These calculations are reflected at the bottom of each costing sheet as supplementary to the information Rawlinson's has provided.