



## ***West Mundijong Traditional Infrastructure Development Contribution Plan Report***

### **Report Revision 5**

THIS PAGE IS  
INTENTIONALLY LEFT BLANK

# West Mundijong Traditional Infrastructure Development Contribution Plan Report

10.14 - Attachment 3

## Revision Schedule

Report No.	Revision Date	Author
DCP 1	13-Feb-2018	J Ellis
DCP 2	01-Oct-2020	S Murphy
DCP 3	18-Oct-2021	S Murphy
DCP 4	17-Jul-2023	S Murphy
DCP 5	30-Jan-2024	S Murphy

# West Mundijong Traditional Infrastructure Development Contribution Plan Report

10.1.4 - Attachment 3

## Contents

<b>1</b>	<b>Purpose .....</b>	<b>1</b>
<b>2</b>	<b>Development Contribution Area.....</b>	<b>1</b>
<b>3</b>	<b>Period of the plan .....</b>	<b>1</b>
<b>4</b>	<b>Operation of the DCP .....</b>	<b>1</b>
<b>5</b>	<b>Application requirements .....</b>	<b>2</b>
5.1	Items included in the Plan.....	2
5.2	Estimated Costs .....	2
<b>6</b>	<b>Infrastructure Items to be constructed or upgraded .....</b>	<b>3</b>
6.1	Roads .....	3
6.2	District Open Space to be constructed or upgraded .....	3
<b>7</b>	<b>Non-Infrastructure Items Included within the DCP .....</b>	<b>3</b>
7.1	Administration costs.....	3
7.2	Land.....	4
7.2.1	Land for Infrastructure (Roads and/or District Open Space).....	4
7.2.2	Land for Public Open Space and/or Drainage .....	5
7.2.3	Land Valuation .....	6
7.3	Water Monitoring .....	6
<b>8</b>	<b>Method of calculating contributions.....</b>	<b>6</b>
8.1	Calculating the Developable Potential of each Precinct.....	6
8.2	Calculating the Contribution Rate between Cost Reviews.....	7
8.3	Calculating the Contribution liability for Landowners/Developers .....	8
8.3.1	Residential subdivision or development:.....	8
8.3.2	Mixed-use development.....	8
8.3.3	Non-residential subdivision or development .....	8
<b>9</b>	<b>Priority and timing of infrastructure delivery.....</b>	<b>9</b>
<b>10</b>	<b>Payment of contributions .....</b>	<b>9</b>
10.1	Form of Contributions .....	9
10.2	Exemptions.....	9
<b>11</b>	<b>DCP Credits .....</b>	<b>9</b>
11.1	DCP Credits to offset Contributions .....	10
11.2	Credits for DCP Land Ceded .....	10
11.3	Credits for Pre-Funding of DCP Infrastructure.....	10

# West Mundijong Traditional Infrastructure Development Contribution Plan Report

10.1.4 - Attachment 3

11.3.1	Pre-Funding Agreement.....	10
11.3.2	Acceptance of Works .....	10
11.3.3	Principles for Cost Recoupment .....	10
11.4	Repayment of DCP Credit Balance .....	11
<b>12</b>	<b>Review .....</b>	<b>11</b>
12.1	Major Review (5 Yearly) .....	11
12.2	Annual (Minor) Review .....	11
12.2.1	Updates to Infrastructure Cost Estimates .....	12
12.2.2	Cost Review Reconciliation .....	12
	Figure 1 – Map of Development Contribution Area Boundary .....	14
	Figure 2 – Map of Roads to be constructed/upgraded.....	15
	Figure 3 – Not applicable to this DCP.....	16
	Figure 4 – Not applicable to this DCP.....	17

## APPENDICES

- Appendix A: Project Inclusions (Need & Nexus)
- Appendix B: DCP Funded Items by Precinct
- Appendix C: Cost Apportionment Schedule
- Appendix D: Example Calculations
- Appendix E: Capital Expenditure Plan
- Appendix F: Administration Cost
- Appendix G: Infrastructure Costs
- Appendix H: Land for Infrastructure
- Appendix I: Land for Public Open Space & Drainage
- Appendix J: Water Monitoring
- Appendix K: Cost Review Reconciliation
- Appendix L: Lots Completed and Remaining
- Appendix M: Land Valuation
- Appendix N: Infrastructure Delivery Status Report

## 1 Purpose

The purpose of this development contribution plan (DCP) report is to:

- enable the application of infrastructure contributions for the development of new, and the upgrade of existing infrastructure, which is required because 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 because 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 infrastructure items:

- Community Infrastructure Implementation Plan
- Corporate Business Plan
- Long Term Financial Plan
- Local Planning Strategy (LPS3)
- West Mundijong Industrial Area Structure Plan

## 2 Development Contribution Area

The Development Contribution Area (DCA) for this DCP is known as DCA2. The DCA area is shown on the scheme map and included in Figure 1.

## 3 Period of the plan

10 years: From 13-Feb-2018 to 13-Feb-2028.

## 4 Operation of the DCP

The DCP and associated report have been prepared in accordance with the provisions of State Planning Policy 3.6 - Infrastructure Contributions (SPP 3.6).

The plan will operate in accordance with the provisions of the most recent DCP Amendment to LPS3 (being Amendment 2), and Part 5 clause 36A and Schedule 7.2 of LPS3.

## 5 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.

### 5.1 Items included in the Plan

This section of the DCP Report identifies the items for which development contributions will be collected in the DCA. Infrastructure items included in the DCP reflect the provisions of the latest Structure Plan(s). The Need and Nexus, as well as the scope for each of the infrastructure inclusions, is in Appendix A.

### 5.2 Estimated Costs

The costs allocated to this DCP have been derived based on the capital investment required for infrastructure and/or 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 the 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 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).

Where there is more than one Precinct in the DCA, development within each precinct will be required to contribute to a certain set of infrastructure and land items based on the perceived need for, and use of, those items within the precinct.

This DCA is divided into 1 Precinct (Precinct A). Figure 4 provides a geographical representation of the DCP Precinct area(s).

Appendix B shows the DCP item(s) each precinct is contributing towards, and details of the cost apportionment can be seen in the Cost Apportionment Schedule in Appendix C.

The cost breakdown of all included items in this DCP are included in the appendices as follows:

Appendix F: Administration Costs

Appendix G: Infrastructure Costs

Appendix H: Land for Infrastructure

Appendix I: Land for Public Open Space and/or Drainage

Further context for the above cost appendices are provided within:

Appendix D: Example Contribution calculations

## Appendix E: Capital Expenditure Plan (timing of anticipated delivery)

The Cost Review Reconciliation, which adjusts future costs based on historic development, is included in Appendix K.

Note: Grants or other external Funding shall be shown as a deduction against the applicable item in Appendix C: Cost Apportionment Schedule.

## 6 Infrastructure Items to be constructed or upgraded

The Need and Nexus, as well as the scope for each of the infrastructure inclusions, is in Appendix A.

### 6.1 Roads

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.

The cost of Roads undertaking district functions is shared equally across the DCA.

All other road costs will be allocated to the Precinct in which they are located (where more than one Precinct exists within the DCA), being infrastructure envisaged to predominantly service that Precinct.

The amenity of urban 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 a new urban 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. See Figure 2 for map.

### 6.2 District Open Space to be constructed or upgraded

Not applicable to this DCP.

## 7 Non-Infrastructure Items Included within the DCP

### 7.1 Administration costs

Administrative costs of the DCP including:

- Costs to prepare and administer the DCP
- Costs associated with the annual review of cost estimates
- Costs associated with the review of the cost apportionment schedules based on land



development undertaken since the last review

- Costs for undertaking valuations
- Fees for professional services directly linked to the preparation and implementation of the DCP.
- Costs for computer software and/or hardware upgrades necessary to enable DCP preparation.
- Proportion of staff salaries directly related to DCP administration.
- Financial institution fees and charges associated with the administration of DCP funds
- Interest charged on loans taken out to pre-fund items included in the DCP.

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.

Administration Costs are shared equally across the DCA.

A detailed breakdown of the administrative costs is provided in Appendix F.

## 7.2 Land

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

### 7.2.1 Land for Infrastructure (Roads and/or District Open Space)

The DCP takes responsibility for acquiring land for District Open Space and 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.

The cost of land associated with road widening and/or district open space is shared equally across the DCA.

All land included within the DCP for Infrastructure Items (Roads and District Open Space), is detailed in Appendix H.

## 7.2.2 Land for Public Open Space and/or Drainage

Land will be provided within the DCA for Public Open Space and Drainage. This includes land required for: public open space and drainage where accessible to the general public (as prescribed within Liveable Neighbourhoods, drainage only and multiple-use corridors with a dual drainage and recreation function, community public open space, and district and neighbourhood-level playing fields including where provided to complement school playing fields).

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.

A significant amount of detailed planning has been completed for the DCA, in the form of LSPs. This level of planning allows for the specific identification of land areas required for drainage and/or Public Open Space.

There are however areas within the DCA which have not yet been subject to the preparation of LSPs. To ensure that appropriate funds are collected to allow for the future purchase of land required for POS and drainage within these areas, it has been necessary to determine an estimated amount for some LSPs.

The following methodology has been applied:

1. A review of LSPs and spatial data has been undertaken to identify the total amount of land covered by each LSP and the total amount of land required for Public Open Space and drainage.
2. From these totals, the percentage of land required for Public Open Space and drainage has been calculated.
3. Spatial data has been used to identify the total land area of areas in the DCA for which LSPs have yet to be prepared.
4. The percentage identified in step 2 has then been applied to the total identified in step 3 to generate an estimated amount of land required for Public Open Space and drainage in these areas.

The Public Open Space and drainage land areas identified in steps 1 and 4 are then added to identify a total estimate of land required for POS and drainage within the DCA.

Costs associated with POS and Drainage are shared equally across the DCA.

Appendix I 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.

### 7.2.3 Land Valuation

To determine the total cost of the items, an estimate of land value needs to be identified.

#### Non-Residential and/or Mixed Use:

This rate is based on a Mixed Use R60 zoned area. It has been assumed the typical land parcel is a regular shaped 5-hectare area with no major servicing constraints and no major geotechnical/environmental issues.

The net land value is to be determined 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 estimated land value will be reviewed at least annually.

The rates for land are included in Appendix M.

### 7.3 Water Monitoring

Not applicable to this DCP.

## 8 Method of calculating contributions

Appendix B shows the DCP item(s) each precinct is contributing towards.

### 8.1 Calculating the Developable Potential of each Precinct

It is necessary to estimate the potential m2 developable area within the Precinct. This estimate will be used to determine the development contribution rates. The remaining estimated m2 area to be developed is updated accordingly at the next DCP Report Review.

See Appendix L for details on completed and remaining anticipated development at this DCP Report revision.

Using the Total Cost allocated per Precinct and dividing this figure by the estimated m2 developable area per Precinct, gives the Contribution Per m2 Value for each Precinct in the DCA.

$$\begin{aligned} & \text{Allocated Cost (Precinct) / anticipated future m2 area to be developed} \\ & = \text{Precinct Contribution per m2 Value} \end{aligned}$$

The “Cost Apportionment Schedule” shows the split of costs by item and Precinct and shows the Contribution Per m2 value for each Precinct – See Appendix C.

## 8.2 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”
- The Infrastructure index reflects the LGCI Component “Road and Bridge Construction”.
- The Land Value index is provided as part of the independent Land Valuation.

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 contribution rate entails 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 for each precinct:

ER - is the weighted annual Escalation Rate

TC - is the Total Cost being  $AC + IC + LV$

AC - is the estimated Administration Cost

AER - is the Administration Escalation Rate;

IC - is the estimated Infrastructure Cost

IER - is the Infrastructure Escalation Rate

LV - is the estimated Land Value

LVER - is the Land Value Escalation Rate

Using the annual Escalation Rate (ER) we can then break this down into a Daily Escalation Rate where  $DER = ER/365$ .

To ensure costs remain current between Cost Reviews, all costs will be calculated daily based upon an annual escalation rate to be established through the Cost Review. The start date for daily escalation is the approval date for the prevailing Cost Review.

The Contribution Rate is to be applied as follows where the DER is the daily escalation rate and D is the number of days since the last cost review:

*Starting Contribution Rate  $\times$  (D  $\times$  DER) = Escalated Contribution Rate at a particular date.*

The daily indexing of costs described above, means that at any point in time, the Precinct contribution per m2 value will vary according to the number of days since the last Cost Review.

### 8.3 Calculating the Contribution liability for Landowners/Developers

DCA2 is divided into 1 Precinct.

The Cost Contribution rate is to be calculated based on the remaining developable m2 in the Precinct. The remaining DCP cost is shared proportionally across the remaining m2 in the DCP Precinct as follows:

$$(Remaining\ Cost / Remaining\ m2 = \$\ contribution\ rate\ per\ m2).$$

For Non-Residential subdivision or development, the actual lot area is used for the calculation.

A cost review is to be undertaken at least annually, at which time the Contribution rate will be reviewed based on the future value of remaining DCP items and remaining anticipated area to be developed.

Appendix D gives examples of the respective calculations for the below development types.

#### 8.3.1 Residential subdivision or development:

Not applicable to this DCP.

#### 8.3.2 Mixed-use development

Not applicable to this DCP.

#### 8.3.3 Non-residential subdivision or development

A development contribution is required for the creation of non-residential lots based on the actual size and number of lots created, multiplied by the applicable development contribution rate. Where a subdivision creates a lot that accommodates an existing approved non-residential development, that lot shall be exempt from the requirement for a development contribution to be made. For clarity purposes, the area of the lot accommodating the existing approved non-residential development is to be subtracted from the overall subdivision area, before calculating the development contribution for the remaining balance of the subdivision area.

New non-residential development (including alterations and additions to existing non-residential development) will not be required to make a development contribution unless the new non-residential development results in increased traffic to the subject land, as identified by the information provided by the applicant in support of the development application for that new non-residential development. Where increased traffic is identified to occur, the applicable development contribution is to be calculated as follows:

$$Square\ metre\ rate \times square\ metre\ size\ of\ land\ being\ developed = Required\ development\ contribution$$

It is important to note that where the land use is non-residential, the DCP liability will be incurred only once on any site area (footprint) provided the liability discharged is based on the full development potential of the lot. Subsequent non-residential development will not be liable for additional DCP contributions.

For example, multilevel non-residential development or ongoing development on the non-residential site will be exempt from further DCP liability; liability is based on the non-residential land footprint.

## 9 Priority and timing of infrastructure delivery

Details of the priority/timing of infrastructure items 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 DCA funds.

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

## 10 Payment of contributions

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

1. 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);
2. the commencement of any development on the owner's land within the development contribution area (typically triggered at Building Permit application); or
3. 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.

### 10.1 Form of Contributions

Conditions relating to development contribution requirements can, to the satisfaction of the Shire, be satisfied by:

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

### 10.2 Exemptions

Clause 36A 5(c) of LPS3 details specific exemptions for which a development contribution is not required.

## 11 DCP Credits

### 11.1 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/Drainage, and DOS.

DCP Credits can be used to offset DCP Contributions (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.

### 11.2 Credits for DCP Land Ceded

Credits are applicable for land included in the DCP for POS/Drainage, DOS 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).

### 11.3 Credits for Pre-Funding of DCP Infrastructure

#### 11.3.1 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.

#### 11.3.2 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 should be made to the Mundijong Industry Reference Group for comment, where rejection of the claim is proposed.

#### 11.3.3 Principles for Cost Recoupment

The recoup is to be based on the current Cost Schedule in accordance with the latest revision of the DCP Report whereby the current cost estimate (including the applicable contingency



allowance) as described in the prevailing DCP Report, shall constitute the maximum claimable amount for the completed Approved Works.

Once Approved, costs claimed by the Developer/Landowner for the pre-funded works will be independently verified by the Shire 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.

## 11.4 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](mailto: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.

## 12 Review

### 12.1 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.

### 12.2 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:

- Actual and remaining infrastructure costs
- Actual and remaining administration costs
- Actual and remaining lots and/or m2 developable area
- The latest Cost Review Reconciliation surplus or deficit



- Actual and remaining land acquisition costs

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 lot yield; and
- not subject to other material change

the Shire will consult with the Mundijong Industry Reference Group.

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).

### 12.2.1 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 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).

### 12.2.2 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 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 development 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 has 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 Development Contribution Plan contribution rates account for this surplus or deficit, as well as future costs and lots 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 K details the annual cost review outcomes from the latest review and any adjustment required for the following DCP Report period.

Figure 1 – Map of Development Contribution Area Boundary

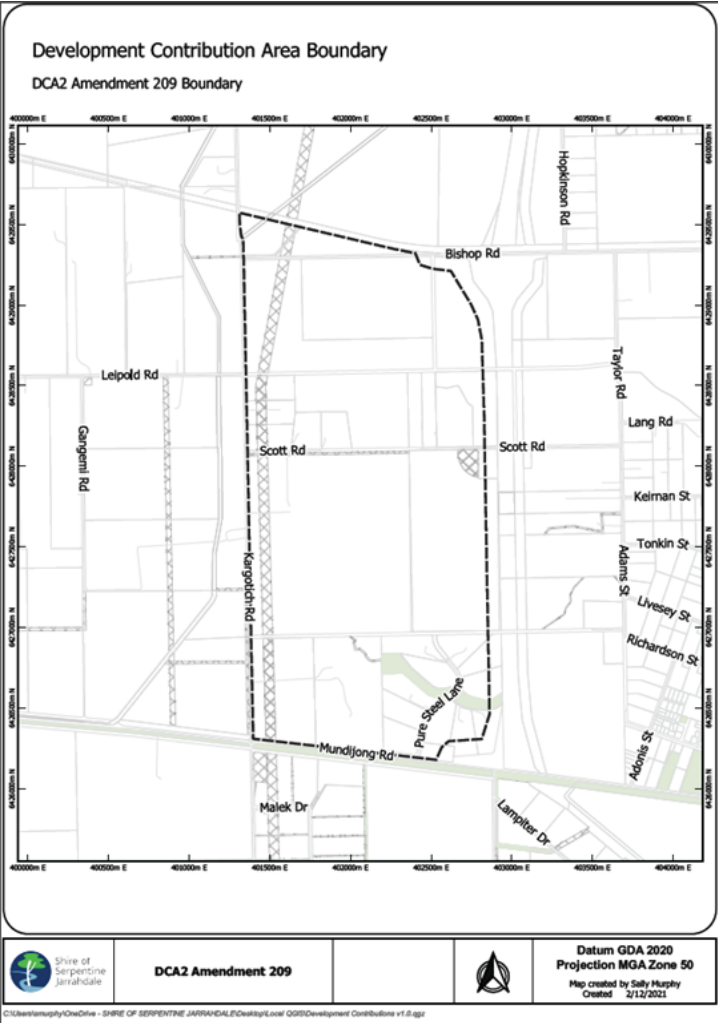
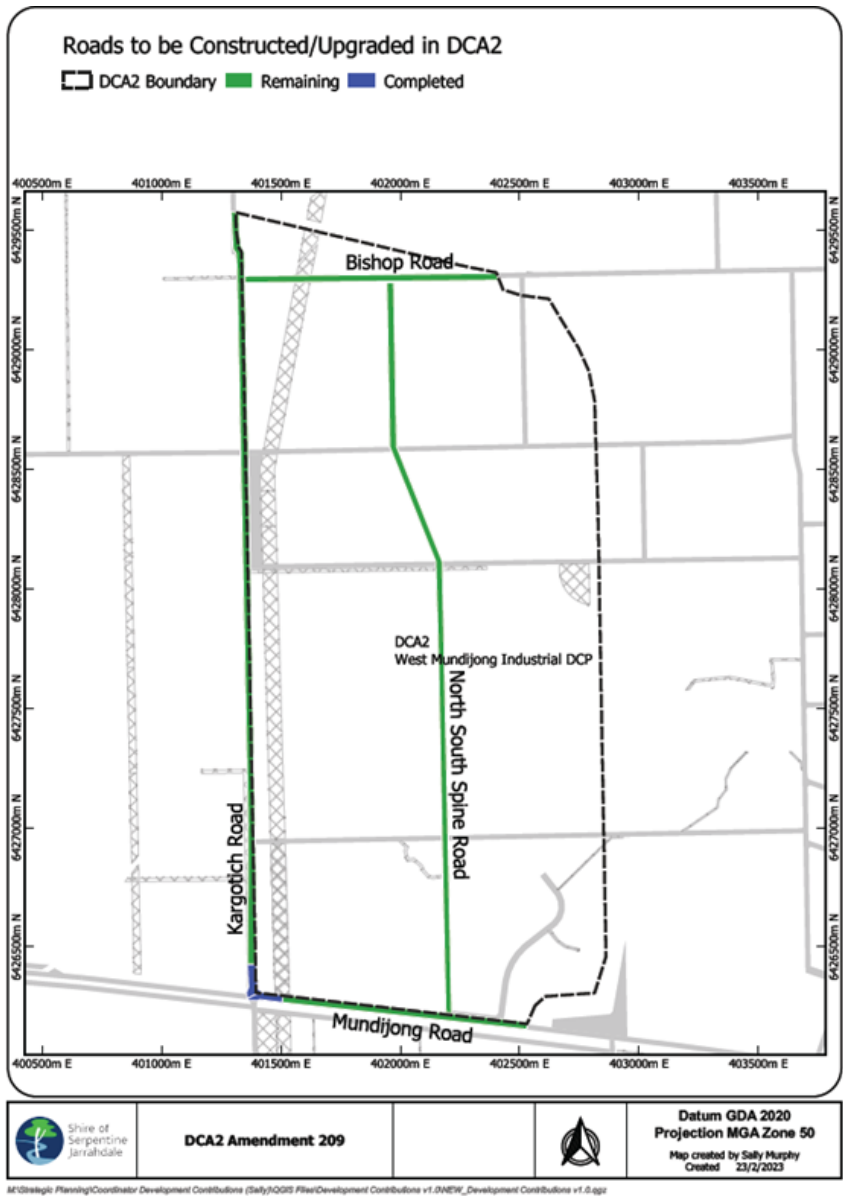


Figure 2 – Map of Roads to be constructed/upgraded



**Figure 3 – Not applicable to this DCP**

**Figure 4 – Not applicable to this DCP**

# APPENDICES

# Appendix A: Project Inclusions (Need & Nexus)



# West Mundijong Industrial Traditional Infrastructure Development Contribution Plan Report

## Appendix A

### Project Inclusions - Need & Nexus

#### **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.

## **West Mundijong Industrial Traditional Infrastructure Development Contribution Plan Report**

### **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.

### **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

## **West Mundijong Industrial Traditional Infrastructure Development Contribution Plan Report**

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.

### **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

## **West Mundijong Industrial Traditional Infrastructure Development Contribution Plan Report**

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.

## Appendix B: DCP Funded items by Precinct

DCP Funded Items by Precinct

DCA2\_  
Revision

West Mundijong Industrial DCP  
5

DCA	A	B	C	D
Administration	X			
Mundijong Road West	X			
Kargotich Road	X			
Bishop Road West	X			
North South Spine Road	X			

# Appendix C: Cost Apportionment Schedule

<i>Previous Revision</i>	\$20.32
--------------------------	---------

Variance prev rev ▼ 0

**Cost Apportionment Schedule**      **DCA2\_**

Revision Number 5

Revision Date 30/01/24

<b>Ave Res Lot Size</b>	<b>1</b>
-------------------------	----------

Status	Dr
--------	----

	A	B	C	D	E	F	G
Residential - Starting Contribution Per Lot	\$20.32						
Residential Daily Index Value	\$0.0000						
Non-Res - Starting Contribution per m2	\$20.32						
Non-Res Daily Index Value	\$0.0000						

Index values: WALGA Economic Briefing -	FC IER	0.00%
	FC LVER	0.00%
	FC AER	0.00%

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

[illegible]



## Appendix D: Example Calculations

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

**DCA:** DCA2\_ West Mundijong Industrial DCP  
**Report Revision:** 5

#### Example 1

A development area (being the new subdivided lot or development on an existing lot), with a developable area of 50,000m<sup>2</sup> within Precinct A:

Precinct	Development Contribution Rate per m <sup>2</sup>	Area subject to development	Total development contribution	Calculation
A	\$20.32	49	\$995.79	$\$20.32 \times 49 = \$995.79$

#### Example 2

A development area (being the new subdivided lot or development on an existing lot), with a developable area of 50,000m<sup>2</sup> within Precinct A AND providing 10,000 m<sup>2</sup> 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	\$1,016,110.34	$\$20.32 \times (50 - 1) = \$1,016,110.34$
Public open space credit	m <sup>2</sup> of land being provided	Land value per m <sup>2</sup>	Credit amount	Calculation
	10,000	\$27.50	\$275,000.00	$\$10,000.00 \times 27.5 = \$275,000.00$
		<b>Total net development contribution</b>	<b>\$741,110.34</b>	$\$1,016,110.34 - \$275,000.00 = \$741,110.34$

#### Example 3

Not Applicable

Precinct	Development Contribution Rate per m <sup>2</sup>	Parent Lot Discount	Total development contribution	Calculation
				=

# Appendix E: Capital Expenditure Plan

## Capital Expenditure Plan

### West Mundijong Industrial DCP

DCA  
Revision

DCA2  
4[illegible]

## Appendix F: Administration Cost

SCHEDULE OF COSTS

10.1.4 - attachment 3

ADMINISTRATION COSTS Budget FY 2023  
Report Revision  
Fiscal Year

DCA2_	11/01/2018	01/01/2024	11/01/2018	Match
5	DCP Start	New DCA Period	DCP End	
2023				

West Mundijong Industrial DCP	Budget FY 2023	Years Remaining	Remaining Spend	Spend to Date (See Table 4)	Total Forecast Spend
Legal Expenses	\$4,000.00	4.04	\$16,144.44		
Advertising, Promotion & Consultancy	\$3,000.00	4.04	\$12,108.33		
DWMS Review	\$0.00	4.04	\$0.00		
Wages Totals (See Table 1)	\$13,441.46	4.04	\$54,251.22		
Sub Total	\$20,441.46	4.04	\$82,503.99	\$282,345.54	\$364,849.53
Change from previous year (see Tables 2 and 3)	-\$25,370	-0.54	-\$126,958	\$2,805	-\$124,153

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	0.02	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

DCA	DCA2_
Report Revision	All
Development Name	Administration

Row Labels	Administration Spend
2018	
Administration - Set up costs to 2018	-\$265,392
Administration FY 17/18	-\$9,925
2019	
Administration FY 18/19	-\$3,500
2020	
Administration FY 19/20	-\$3,329
2021	
Adjustment to Setup Costs plus grants received	\$156,039
Administration FY 20/21	-\$55,567
2022	
Adjustment 20/21 admin costs	-\$315
Adjustment admin setup costs to 2018	\$539
Adjustment GST on Grants received removed	-\$13,039
Admin costs 2021/22	-\$39,690
Interest 2021/22	\$186
Interest added 20/21 and 21/22	\$265
2023	
Adjustment for confirmed Admin costs 2022/23	-\$13,031
Admin costs (budget) 2022/23 - TBC	-\$45,812
Admin costs (remainder) 2021/22	\$0
Interest FYE 2022/23	\$10,226
Grand Total	-\$282,346

## Appendix G: Infrastructure Costs

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

Our Ref: E22/14030

<b>Summary of Costs:</b>	<b>DCP4</b>		
	<b>Costed by</b>	<b>Date</b>	<b>Cost</b>
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
<b>TOTAL (excl. GST)</b>			<b>\$52,397,943</b>



**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</b>	<b>ROAD - MUNDIJONG ROAD (WEST)</b>							
<b><u>A.A</u></b>	<b><u>Road Construction</u></b>							
<b><u>A.A.A</u></b>	<b><u>Road Works</u></b>							
	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		
<b><u>A.A.B</u></b>	<b><u>Shared Paths</u></b>							
	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		
<b><u>A.A.C</u></b>	<b><u>Street Lighting</u></b>							
	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		
<b><u>A.A.D</u></b>	<b><u>Road Drainage</u></b>							
	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 TOTAL Road Drainage	48	no Item	\$3,021	\$144,988	\$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		
	<b>TOTAL Road Construction</b>						<b>\$5,488,825</b>	
<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		
	<b>TOTAL Kargotich Road (Roundabout)</b>						<b>\$0</b>	
<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		
	<b>TOTAL North South Spine Road (Roundabout RAV7)</b>						<b>\$786,284</b>	
<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		
	<b>TOTAL Utilities</b>						<b>\$2,796,834</b>	
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 Filll costed	0	m3	\$30	\$0			
	<b>Total Adjustment for Imported Fill (less Cut to Fill)</b>	See "Imported Fill" sheet at the end of these costings.					<b>\$0</b>	
	<b>TOTAL Road - Mundijong Road (West)</b>							<b>\$9,071,943</b>

**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>B</b>	<b>ROAD - KARGOTICH ROAD</b>							
<b>B.A</b>	<b><u>Road Construction</u></b>							
<b>B.A.A</b>	<b><u>Road Works</u></b>							
	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>B.A.B</b>	<b><u>Shared Paths</u></b>							
	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>B.A.C</b>	<b><u>Street Lighting</u></b>							
	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	177	no	\$3,442	\$609,184			
B.A.C.1								
	6.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	89	no	\$5,111	\$454,877			
B.A.C.2								
	TOTAL Street Lighting		Item			\$1,064,062		
<b>B.A.D</b>	<b><u>Road Drainage</u></b>							
	450dia reinforced concrete pipe including excavation and backfill	3,081	m	\$233	\$718,027			
B.A.D.1								
	150dia slotted PVC subsoil drainage pipe including aggregate, geofabric and porous sand	3,081	m	\$189	\$581,077			
B.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
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		
	<b>TOTAL Road Construction</b>						<b>\$15,124,360</b>	
<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		
	<b>TOTAL Utilities</b>						<b>\$7,893,569</b>	
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			
	<b>Total Adjustment for Imported Fill (less Cut to Fill)</b>			See "Imported Fill" sheet at the end of these costings.			<b>\$0</b>	
	<b>TOTAL Road - Kargotich Road</b>							<b>\$23,017,928</b>



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)							
C.A	Road Construction							
C.A.A	Road Works							
	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		
C.A.B	Shared Paths							
	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		
C.A.C	Street Lighting							
	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		
C.A.D	Road Drainage							
	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		
C.A.E	Preliminaries and Project Costs							
C.A.E.1	Traffic Management	5	%	2,874,180	143,709			
	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
<b>C.B</b>	<b><u>Kargotich Road (T-Junction)</u></b>							
<b>C.B.A</b>	<b><u>Road Works</u></b>							
	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		
<b>C.B.B</b>	<b><u>Shared Paths</u></b>							
	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		
<b>C.B.C</b>	<b><u>Street Lighting</u></b>							



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		
C.B.D	Road Drainage							
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		
C.B.E	Preliminaries and Project Costs							
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	
C.C	Utilities							
C.C.A	Power and Lighting (Western Power)							
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		
C.C.B	Communications (NBN / Telstra / Westnet / etc.)							
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		
C.C.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 TOTAL Water and Sewer (Water Corporation)		Note Item			\$0		
C.C.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		
C.C.E	Preliminaries and Project Costs							
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
<b>D</b>	<b>ROAD – NORTH SOUTH SPINE ROAD</b>							
<b><u>D.A</u></b>	<b><u>Road Construction</u></b>							
<b><u>D.A.A</u></b>	<b><u>Road Works</u></b>							
	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		
<b><u>D.A.B</u></b>	<b><u>Shared Paths</u></b>							
	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		
<b><u>D.A.C</u></b>	<b><u>Street Lighting</u></b>							
	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	165	no	\$3,442	\$567,884			
D.A.C.2	6.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	83	no	\$5,111	\$424,211			
	TOTAL Street Lighting		Item			\$992,095		
<b><u>D.A.D</u></b>	<b><u>Road Drainage</u></b>							
	450dia reinforced concrete pipe including excavation and backfill	2,881	m	\$233	\$671,417			
D.A.D.2	150dia slotted PVC subsoil drainage pipe including aggregate, geofabric and porous sand	2,881	m	\$189	\$543,357			

**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		
	<b>TOTAL Road Construction</b>						<b>\$13,136,234</b>	
<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		
	<b>TOTAL Bishop Road (Roundabout RAV7)</b>						<b>\$786,284</b>	
<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		
<u>D.C.B</u>	<u>Shared Paths</u>							
	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		
<u>D.C.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			
	TOTAL Street Lighting		Item			\$13,767		
<u>D.C.D</u>	<u>Road Drainage</u>							
	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		
<u>D.C.E</u>	<u>Preliminaries and Project Costs</u>							
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			
	TOTAL Preliminaries and Project Costs		Item			\$256,646		
	<b>TOTAL New roundabout between Scott and Sparkman (RAV7)</b>						<b>\$894,275</b>	
<u>D.D</u>	<u>Utilities</u>							
<u>D.D.A</u>	<u>Power and Lighting (Western Power)</u>							
	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		
<u>D.D.B</u>	<u>Communications (NBN / Telstra / Westnet / etc.)</u>							
	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		
<u>D.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		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	<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		
D.D.E	<u>Preliminaries and Project Costs</u>							
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		
	<b>TOTAL Utilities</b>						<b>\$71,500</b>	
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			
	<b>Total Adjustment for Imported Fill (less Cut to Fill)</b>	<i>See "Imported Fill" sheet at the end of these costings.</i>					<b>\$648,420</b>	
	<b>TOTAL Road – North South Spine Road</b>							<b>\$15,536,712</b>



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.

# Appendix H: Land for Infrastructure



Land for Infrastructure  
10.1.4 - attachment 3

DCA: DCA2\_ West Mundijong Industrial DCP  
Report Revision: 5

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

[illegible][illegible]

# Appendix I: Land for Public Open Space & Drainage

## SCHEDULE OF COSTS

10.1.4 - attachment 3

### POS Completed and Remaining

DCA: DCA2\_ West Mundijong Industrial DCP  
Report Revision: 5

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

[illegible][illegible]

# Appendix J: Not Applicable

# Appendix K: Cost Review Reconciliation

## Cost Review Reconciliation

**DCA:**  
**Report Revision:**

**DCA2\_**  
**5**

*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
<b>Gross Contributions</b>	<b>\$1,769,341</b>
Land for Roads/DOS settled	(\$173,288)
Land for POS settled	(\$576,535)
Works settled	(\$17,569)
Administration Costs incurred	(\$282,346)
<b>Total Costs</b>	<b>(\$1,049,738)</b>
<b>Net Contribution Surplus/Deficit for Review Period</b>	<b>\$719,603</b>

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 L: Lots Completed & Remaining

### West Mundijong Industrial DCP

[illegible]



# Appendix M: Land Valuation

## Executive Summary

<b>Property Address:</b>	DCA2 West Mundijong Industrial DCP.
<b>General Description:</b>	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.
<b>Purpose of Valuation:</b>	To assess the current market value of a hypothetical 5.0 hectare lot for Scheme Contribution purposes.
<b>Market Valuation:</b>	<p><b>\$27.50/m<sup>2</sup></b></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 <b>inclusive of GST</b> 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><b>Our valuation has assumed that there is no significant change in market conditions between the date of inspection and the date of valuation.</b></p>
<b>Date of Inspection:</b>	24 November 2022.
<b>Date of Valuation:</b>	1 February 2023.
<b>Senior Valuer:</b>	<p><b><u>Wayne Srhoy</u></b> 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 realty 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/m<sup>2</sup>)**.

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 N: Infrastructure Delivery Status Report

