

CARMEL GROUP

To: Andrew Trosic
Shire of Serpentine Jarrahdale
Director of Development Services
6 Paterson St, Mundijong

Subject: Funding Partnership (16.10.23)

Dear Andrew,

I am writing on behalf of Carmel Group to formally request funding support from the Shire of Serpentine Jarrahdale for the construction of a slip lane in accordance with the draft access strategy adopted during the recent August Council Meeting. This slip lane project holds significant importance for several compelling reasons, which we believe align with the Shire's goals and objectives.

1. Safety:

One of the primary safety concerns addressed by the proposed slip lane is the current hazardous traffic conditions at the intersection of South Western Hwy and Nettleton Road. Currently, cars traveling south on South Western Hwy must make a left turn into Nettleton Road and then execute an unsafe U-turn to travel back north on the highway, in order to access the subject commercial site and proposed development. This traffic pattern poses a clear danger to motorists and pedestrians alike.

Given the increased traffic being generated due to the ongoing residential development on Nettleton Road (Cedarwoods), this intersection has become increasingly congested and risky. The presence of a petrol station near this intersection further exacerbates the traffic-related challenges, making the creation of a slip lane a necessary infrastructure improvement. This will mitigate potential accidents and promote road safety in the Town Centre of Byford.

2. Activation of Further Commercial Development:

We acknowledge that the construction of the slip lane will play a pivotal role in unlocking the potential for further commercial development in the area. Improved accessibility and traffic flow will attract businesses and investors, fostering economic growth and development. This aligns with the Shire's mission to promote a thriving local economy and create opportunities for employment and commerce within the region. The Shire is still missing key large format retail operators and one of the challenges in getting operators interested in this site and other sites on the western side of the Hwy is the lack of direct (right in) access.

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3. Joint Funding Partnership with the Shire:

Carmel Group is committed to collaborating with the Shire of Serpentine Jarrahdale on this project. We propose a joint funding partnership, wherein both parties contribute to the project's financial requirements (being the construction and management of the slip plane as proposed in the draft access strategy). Carmel Group proposes to contribute 55% and the Shire to contribute 45% of the total cost (including overheads), with the expectation that the Shire will deliver the works.

This partnership will demonstrate our shared dedication to addressing community needs and advancing the interests of our community. Carmel Group as you know has undertaken various projects in this Shire and is committed to do further work which creates jobs, brings activity and services to the community. Due to the high cost of construction and civil costs, this collaboration is necessary to make the project feasible and will also set a positive example of public-private cooperation. The current cost estimate of the approved plans are \$333,000 + GST which include overheads and contingency.

In conclusion, we strongly believe that the slip lane project, as outlined in the draft access strategy, is essential for enhancing safety, promoting further commercial development, and strengthening our community. We kindly request that the Shire of Serpentine Jarrahdale consider our funding proposal and engage in discussions to establish the terms of our joint funding partnership.

We look forward to the opportunity to meet with you and discuss the details further. Should you require any additional information or have any questions, please do not hesitate to contact me on my mobile or email.

Sincerely,



Malek Vahdat

Carmel Group