



Byford Traditional Infrastructure Development Contribution Plan -

Report No.6

Shire of Serpentine Jarrahdale

26 September 2021

REVISION SCHEDULE

No.	Date	Details	CM
1	21/01/14	DCP 1	
2	13/04/15	DCP 2	
3	09/06/16	DCP 3	
4	06/07/17	DCP 4	
5	27/07/20	DCP 5	
6	26/09/21	DCP 6	SM

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Byford Traditional Infrastructure Development Contribution Plan – Report No.6

1. INTRODUCTION

1.1. BACKGROUND

The Byford development area is located within the Shire of Serpentine Jarrahdale, and is generally bound by Thomas Road to the north, the existing Byford Townsite to the east, South Western Highway to the southeast, Cardup Siding Road to the south and Hopkinson Road to the west.

The Byford District Structure Plan has been prepared to guide the preparation of more detailed local structure plans (LSPs) facilitating subdivision and development within the Byford area. Infrastructure and land for public purposes will be required to cater for this development.

In December 2013 the Shire approved the first Development Contribution Plan Report (Byford Development Contribution Plan Report 1). Subsequent revisions are detailed in the Revision Schedule contained at the beginning of this document.

The Byford Development Contribution Area (DCA1) is contained in **Figure 1**.

1.2. CONTEXT OF BYFORD DEVELOPMENT CONTRIBUTION PLAN REPORT 6

This Byford Development Contribution Plan Report updates all costings and quantities over the review period, based on the existing Byford Development Contribution Plan as contained in TPS 2 Appendix 10, and will remain current until the gazettal of the next major revision, or the next annual review, whichever occurs first.

Appendix 10 states the review period for the Byford Development Contribution Plan as “The development contribution plan will be reviewed when considered appropriate, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing, but not exceeding a period of 5 years”.

This revision updates the contribution liability per lot based on the Byford Development Contribution Plan from the last revision dated 27 July 2020.

1.3. PURPOSE OF DEVELOPMENT CONTRIBUTION PLAN

This report has been prepared to set out in detail:

- The infrastructure, land and other items for which development contributions are to be collected;
- How land values are calculated, and the valuation methodology applied;
- The cost estimates of infrastructure and other items;
- The periodic review of the cost estimates;
- The cost contribution rates applicable to individual precincts within the Byford development contribution area;
- The methodology to calculate development contributions applicable to landowners / developers and the operational aspects of the methodology;

- Principles for the priority and timing of infrastructure provision and land acquisition.
- The period of operation of the Byford Development Contribution Plan;
- Various other operational matters; and
- Examples of how development contributions will be calculated.

1.4. STATUS

This Byford Development Contribution Plan Report has been prepared pursuant to Clause 9.3.10 of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 (TPS 2). The report should be read in conjunction with Clause 9.3 and Appendix 10 of TPS 2 and any relevant precinct-level LSPs. This Byford Development Contribution Plan Report does not form part of TPS 2.

2. INFRASTRUCTURE, LAND AND OTHER ITEMS

This section of the Byford Development Contribution Plan Report identifies the infrastructure, land and other items for which development contributions will be collected in DCA1. These items include:

- District distributor and local roads playing a district function;
- Land for public open space and drainage;
- Land for district open space and drainage;
- Water monitoring costs; and
- Administration costs.

2.1. LAND

Many of the traditional infrastructure items include a land component. To determine the total cost of the items, an estimate of land value therefore needs to be identified. Land for infrastructure is required in several precincts in the Byford DCA, including but not limited to residential, retail, commercial, highway commercial and mixed-use areas. There is, therefore, a requirement for two separate rates; one for 'Residential', and one for 'Mixed Use/Non-Residential'.

Standard Residential/Non-Standard Residential

This rate is based on current valuation advice for an indicative R20 zoned 5 hectares with no servicing constraints within the Byford Development Contribution Area 1 (DCA1). An analysis of remaining undeveloped land with DCA1 shows an average lot size of 4.82 in Precinct A thus supporting the continued use of 5 ha for the englobo valuation.

Non-Residential/Mixed Use

This rate is based on a Mixed Use R60 zoned area within the planned commercial/town centre precincts within 'The Glades', 'Redgum Brook' and the 'Town Centre'. It has been assumed the typical land parcel is a regular shaped 5-hectare area which requires servicing but within proximity to services so there are no major servicing constraints and no major geotechnical/environmental issues.

Pursuant to Clause 9.3.11 of TPS 2, the cost estimate land value will be reviewed at least annually. The net land value is to be determined in accordance with the definition of "value" in TPS 2 s.9.3.12 and having general regard to the International Valuation Standards Committee's definition of market value as adopted by the Australian Property Institute. To account for the direct transfer of land, the fair market value should be discounted by standard marketing costs including fees, commissions and advertising cost.

The rate for land for residential and non-residential/mixed use areas is detailed in **Appendix D**.

2.2. ROADS

The upgrading, construction and land acquisition of the following roads is included within the Byford Development Contribution Plan:

- Thomas Road;
- Abernethy Road;
- Orton Road;
- Kardan Boulevard;
- San Simeon Boulevard (including Indigo Parkway portion);
- Doley Road; and,
- Warrington Road.

Figure 2 provides a graphical representation of the general extent to which the roads will be upgraded and/or constructed through the Byford Development Contribution Plan.

2.2.1. THOMAS ROAD – PRIMARY REGIONAL ROAD

Thomas Road borders a significant portion of the Byford District Structure Plan area to the north. Under the Metropolitan Region Scheme (MRS), the road is reserved as an Other Regional Road, and is identified as a district distributor. This road is being investigated for transfer to MRWA control. Until the transfer terms and timing are finalised, the Shire needs to make provision for the Thomas Road upgrade within the DCP.

The road currently exists but will require upgrades to future intersections and road widening for the future alignment and configuration to support district development in addition to significantly increased regional traffic.

The width of the Thomas Road reserve will be 50 metres.

The upgrade of Thomas Road was originally planned to occur between the Tonkin Highway reserve to the west and the rail reserve to the east. With a grade separate bridge crossing over the rail reserve confirmed as being funded by the State Government, the bridge will reduce the planned upgrade length by circa 500m (to the west of the rail reserve). Therefore, this project will now occur between the Tonkin Highway Reserve to the west and the intersection with Wungong South Road to the east.

The following items are included within the Byford Development Contribution Plan for Thomas Road:

- Land required over and above a standard 20m road reserve, to achieve a 50-metre-wide road reserve;
- Earthworks for the unconstructed Carriageway;
- The construction and upgrade of one carriageway;
- Associated drainage works and urban design measures;
- Works for the following intersection treatments at:
 - Kardan Boulevard – full cost of channelised intersection and slip lanes and associated works (constructed);
 - San Simeon Boulevard – full cost of signalisation;
 - Plaistowe Boulevard – full cost of channelised intersection, slip lanes and associated works;

- Briggs Road – full cost of a channelised intersection slip lane and associated works.
- Shared paths.
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

The following items are not included in the Byford Development Contribution Plan for Thomas Road:

- Modifications to the current railway crossing configuration and any portion covered by the state funded rail bridge crossing;
- Any upgrades to Thomas Road east of the railway crossing, up to the dual carriageway near South Western Highway;
- Any intersection treatment with Tonkin Highway;
- Minor intersection treatments into the adjoining sub divisional road network. These will be subject to a standard truncation requirement; and
- Land required to achieve a standard 20 metre road reserve, which will be ceded free of cost as part of the subdivision process.

Note: Costs of land for the above are accounted for under “Land for Roads” and not included in this section.

A detailed breakdown of the remaining costs for this project is provided in **Appendix A**.

2.2.2. ABERNETHY ROAD – INTEGRATOR A (COMPLETED)

Abernethy Road is located centrally within the Byford District Structure Plan area, providing an east-west connection and linking in with the proposed expansion of the Byford Town Centre. Abernethy Road is a Shire controlled road and is not reserved under the MRS. The existing state of Abernethy Road is rural in nature, with a narrow single carriageway allowing for one lane in either direction. The road is not proposed to provide a direct connection to the future extension of Tonkin Highway and will ultimately become a grade separated underpass beneath Tonkin Highway, once extended.

The width of Abernethy Road will generally be 30 metres. The total length of the road is 2,800 metres.

The upgrade of Abernethy Road will occur between Tonkin Highway Reserve to the west and the railway reserve to the east. The portion of Abernethy Road adjacent to the Byford Trotting Complex will have half the cost of road widening, construction and upgrade borne by the DCP. The portion of Abernethy Road between Kardan Road and Hopkinson Road will be retained as a single carriageway. The overall portion of costs borne by the Byford Development Contribution Plan is 71.25% of the total project from Tonkin Highway Reserve to the Rail Reserve in the East.

The following items are included in the Byford Development Contribution Plan for Abernethy Road:

- Land required above a standard 20m road reserve, to achieve a road reserve up to 30 metres in width; costs shown separately under “Land for Roads”.
- Earthworks for the whole road reserve;
- Complete road construction based on an Integrator A standard;
- Associated drainage works including water sensitive urban design measures;
- Traffic control devices including the following intersection treatments:
 - San Simeon Boulevard – full cost of signalisation. Note: MRWA did not support a signalised intersection and in its place a roundabout was constructed. The cost was however based on signalisation, with the Shire’s share making up the difference;
 - Kardan Boulevard – full cost of roundabout;

- Doley Road – full cost of roundabout;
- Briggs Road – full cost of roundabout; and,
- Warrington Road – full cost of roundabout.
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

The Byford Development Contribution Plan proportionate share is 71.25%, with the Shire's share being 28.75% of the full cost.

The following items were not included in the Byford Development Contribution Plan for Abernethy Road:

- Minor intersections treatments into Abernethy Road from the adjoining sub divisional road network. These will be subject to a standard truncation requirement;
- In accordance with normal subdivision cost apportionment, half the cost share associated with the portion of road adjacent to the Byford Trotting Complex is excluded from the Byford Development Contribution Plan as it is the responsibility of future development within the Trotting Complex. The excluded 50% cost share includes the land for widening, earthworks, drainage, construction and associated works; and
- Modifications to the current railway crossing configuration; as this may change in the future when detailed planning is undertaken by the Public Transport Authority for the future electrification of the railway line to Byford.

A detailed breakdown of the costs for the length of Abernethy is provided in **Appendix B**.

2.2.3. ORTON ROAD – INTEGRATOR B

Orton Road is in the southern portion of the Byford District Structure Plan area, currently running east to west between Hopkinson Road and Warrington Road. Orton Road is a Shire controlled road and is not reserved under the MRS.

The existing state of Orton Road is rural in nature, with a narrow single carriageway allowing for one lane in either direction. The Byford DSP indicates that the road is to be realigned to the west of Doley Road and be extended from Warrington Road to Soldiers Road. Other changes to the alignment of the road are proposed towards Tonkin Highway where the road is proposed to connect into Tonkin Highway.

The width of Orton Road will be up to 30 metres and the length to be completed is 2,840 metres. The upgrade and construction of Orton Road will occur between the Tonkin Highway MRS Primary Regional Road reserve and Soldiers Road.

The following items are included in the Byford Development Contribution Plan for Orton Road:

- Land required over a standard 20m road reserve, to achieve a road reserve up to 30 metres in width. (Costs shown separately under "Land for Roads");
- Earthworks for the whole road reserve;
- Complete road construction based on an Integrator B standard;
- Associated drainage works including water sensitive urban design measures;
- Traffic control devices including the following intersection treatments:
 - Doley Road – full cost of roundabout;
 - Warrington Road – full cost of roundabout;

- Soldiers Road – full cost of roundabout.,
- Shared paths.
- Utility removal, relocation and insertion; and
 - Associated costs including design and management.

A detailed breakdown of the costs is provided in **Appendix A**.

The following items are not included in the Byford Development Contribution Plan for Orton Road:

- Minor intersections treatments into Orton Road from the adjoining sub divisional road network. These will be subject to a standard truncation requirement; and
- Any treatment with Tonkin Highway.

2.2.4. KARDAN BOULEVARD – NEIGHBOURHOOD CONNECTOR A

Kardan Boulevard is in the north-west portion of the Byford District Structure Plan area, providing a North-South connection between Thomas Road and Abernethy Road. Construction of the road provides an important connection for district traffic and public transport movements.

Considering Kardan Boulevard's role, the Shire requires a road width of 25 metres from Abernethy Road to Fawcett Road and 30 metres from Fawcett Road to Thomas Road.

The following items are included in the Byford Development Contribution Plan for Kardan Boulevard:

- Land required over and above a standard 20 metre road reserve width to achieve a road reserve up to 30 metres in width. (Costs shown separately under "Land for Roads");
- Earthworks for the whole road reserve;
- Complete road construction based on a Neighbourhood Connector A standard;
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.
- Roundabout

The following items are not included in the Byford Development Contribution Plan for Kardan Boulevard:

- Minor intersection treatments into the adjoining sub divisional road network. These will be subject to a standard truncation requirement;
- Land required to achieve a standard 20 metre road reserve, which will be ceded free of cost as part of the subdivision process.

The construction of Kardan Boulevard is now complete except for the upgrade of a culvert.

A detailed breakdown of the remaining costs is provided in **Appendix A**.

2.2.5. SANSIMEON BOULEVARD – INTEGRATOR B

San Simeon Boulevard is in the northern portion of the DSP area, providing a northwest-southeast connection between Thomas Road and Abernethy Road. San Simeon Boulevard will play an important district role by providing a direct connection for residents and traffic into the Byford Town Centre. The road

will provide a direct access option to and from the Town Centre and assist in limiting vehicle movements through the Byford Trotting Complex.

Subject to final design, this road has a width of 22.5 metres from Thomas Road to Larsen Road and 27.5 metres from Larsen Road to Abernethy Road. The 22.5 metre road reserve is proposed in areas adjacent to public open space and 27.5 metres in built up areas.

The construction of San Simeon Boulevard will occur between Thomas Road and Abernethy Road. The length of the road to be completed is 2,500 metres. The total length is 2,840 metres.

The following items are included in the Byford Development Contribution Plan for San Simeon Boulevard:

- Land required over and above a standard 20 metre road reserve width to achieve a road reserve up to 30 metres in width. (Costs shown separately under "Land for Roads");
- Earthworks for the whole road reserve;
- Complete road construction based on an Integrator B standard;
- Traffic control devices including the following intersection treatments:
 - Larsen Road – full cost of roundabout; and,
 - Byford Town Centre Main Street – full cost of roundabout.
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

A detailed breakdown of the remaining costs is provided in **Appendix A**.

The following items are not included in the Byford Development Contribution Plan for San Simeon Boulevard:

- Minor intersections treatments into San Simeon Boulevard from the adjoining sub divisional road network. These will be subject to a standard truncation requirement;
- Land required to achieve a standard 20 metre road reserve, which will be ceded free of cost as part of the subdivision process.

2.2.6. DOLEY ROAD – NEIGHBOURHOOD CONNECTOR A

Doley Road is in the southern portion of the Byford District Structure Plan area, providing a north-south connection between Abernethy Road and Orton Road New. Doley Road will play an important district role by providing vehicle access into the proposed local centre, which will cater for a wide catchment population. The Road is identified in the Byford DSP.

Considering the function of Doley Road, the Shire has, subject to final design, required a road width of 30 metres for Doley Road.

The construction of Doley Road will occur between Abernethy Road and Orton Road New. The length to be constructed is 1,210 metres for half the carriageway. The total length of the road is 1,755 metres.

The following items are included in the Byford Development Contribution Plan for Doley Road:

- Land required over and above a standard 20 metre road reserve width to achieve a road reserve of 30 metres in width. (Costs shown separately under "Land for Roads");
- Earthworks for the whole road reserve;

- Complete road construction based on a Neighbourhood Connector A standard;
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

A detailed breakdown of the costs is provided in **Appendix A**.

The following items are not included in the Byford Development Contribution Plan for Doley Road:

- Minor intersections treatments into Doley Road from the adjoining sub divisional road network. These will be subject to a standard truncation requirement;
- Land required to achieve a standard 20 metre road reserve, which will be ceded free of cost as part of the subdivision process.

2.2.7. WARRINGTON ROAD – NEIGHBOURHOOD CONNECTOR B

Warrington Road is in the southern portion of the DSP area, providing a north-south connection between Abernethy Road and Orton Road New. The Road is identified in the Byford DSP and passes through an area of highly fragmented landownership. Warrington Road has been included within the Byford DCP to ensure a coordinated upgrade catering for increased traffic volumes.

The width of Warrington Road will be 20 metres, thus not requiring additional land for road widening.

The upgrade and construction of Warrington Road will occur between Abernethy Road and Orton Road New. The length of road to be completed is 1,295 metres. The total length of the road is 1,625 metres.

The following items are included in the Byford Development Contribution Plan for Warrington Road:

- Earthworks for the whole road reserve;
- Complete road construction based on a Neighbourhood Connector B standard;
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management

A detailed breakdown of the costs is provided at **Appendix A**.

The following items are not included in the Byford Development Contribution Plan for Warrington Road:

- Minor intersections treatments into Warrington Road from the adjoining sub divisional road network. These will be subject to a standard truncation requirement;

2.2.8. ROAD RESERVE IMPROVEMENTS

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.

Within the Byford District Structure Plan area, Thomas Road, Abernethy Road, Orton Road and the other distributor roads can incorporate significant improvement works.

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 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 Byford Development Contribution Plan.

2.2.9. LAND FOR ROAD RESERVES

The Byford Development Contribution Plan takes responsibility for acquiring Byford Development Contribution Plan road reserve land where the existing reserve is widened or where the road is a new road. This only applies to the area in excess of the standard 20m i.e. if the road is 30m wide, only 10m will be compensated for through this Development Contribution Plan.

Detail of the land acquired and remaining are detailed in **Appendix E**.

2.2.10. DISTRICT OPEN SPACE IMPROVEMENTS

The Shire's Community Facilities and Services Plan (CFSP) states the playing fields required by the community ultimately will need to be provided with field lighting for training purposes, club storage areas, spectator toilets, and in some instances change room facilities complete with umpires and first aid rooms, and clubrooms for clubs to enable them to operate effectively. These will be provided by the Shire through a separate Community Infrastructure Development Contribution Plan.

These facilities will cater for the rapid growth in population and in memberships with local sporting clubs that are in need of new facilities. An area of district open space has been provided by developers in Byford Central for junior sporting use. Another senior sized playing field has been developed in the West Byford Primary School/ Kalimna District Open Space for which a Shared Use Agreement is current. Options for the provision of this DOS facility at Byford South/The Glades are currently being explored.

Another SUA is being negotiated between the Shire, the Department of Education and the Catholic Education Office for the State High School and the Catholic K-12 School just north of the Recreation Centre. The DOS facilities at the High School are not covered by the DCP. In respect of the Catholic school, a concessional contribution rate is identified as being applicable, subject to a shared use agreement. This specifically states: *"For private education establishments and associated development, provided a shared use agreement for public access to district open space is agreed to the satisfaction of the Shire, development contributions shall be levied at the 0.3 percent of the total development costs of the site, as agreed with the Shire based on the building licence application"*.

The rationale for pursuing SUAs is that there are significant economies of scale and efficiencies involved which will allow schools to become a focal point for the community.

The construction of DOS on land acquired by the DCP is included within the DCP at the following sites:

- Byford Central;
- Kalimna /West Byford Primary School; and
- Byford South /The Glades DOS.

The scope of construction included in this DCP is confined to land and below surface works including drainage, irrigation and grassing.

2.2.11. BYFORD CENTRAL DISTRICT OPEN SPACE - SOCCER (**COMPLETED**)

The Byford Central District Open Space is too small for AFL competition (senior or junior) however it is the correct size for Soccer. The District Open Space has been constructed and the following items were included in the Byford Development Contribution Plan:

- Earthworks;
- Grassing;
- Irrigation; and
- Associated costs relating to construction including design and management.

2.2.12. THE WEST BYFORD PRIMARY SCHOOL / KALIMNA DISTRICT OPEN SPACE OVAL (**COMPLETED**)

This is a full-sized AFL Oval (165m x 135m) partially located on Department of Education land and subject to a SUA. The SUA shares the cost of developing the oval between the Shire and the Department of Education. The oval is now fully constructed.

As with all clubs, the Centrals Senior and Junior Clubs are experiencing rapid growth in their playing membership due to the rapid population increase brought on by new developments. Based on figures provided by the club, the juniors are projected to add two new teams each year for the foreseeable future and the seniors will also add an additional team each year. The Cricket clubs are also experiencing growth. It is because of this growth that these clubs are outgrowing their existing facilities and require new facilities to be able to keep up with demand from the increasing population. According to the Youth Strategy, almost a quarter (21%) of young people played football.

The following items were included in the Byford Development Contribution Plan:

- Earthworks;
- Grassing;
- Irrigation; and
- Associated costs relating to construction including design and management.

The Byford Development Contribution Plan share is based on a SUA.

2.2.13. BYFORD SOUTH / THE GLADES DISTRICT OPEN SPACE

Options for the provision of this DOS facility are currently being explored. The original intent to deliver a senior sized oval under an SUA is no longer viable due to the extension of the school onto the proposed shared land area. A rectangular soccer pitch is considered as one option, however current advice is that a District Level Futsal space (hardcourts) would be of significant benefit to the Byford community.

The developer (LWP) of The Glades site is undertaking a high-level design and costing exercise for a futsal court facility and associated infrastructure as envisaged by the Shire.

The costs for this item are currently unchanged in the Cost Apportionment Schedule (from the original Oval provision under an SUA). Pending the outcome of this design and costings exercise, further liaison with the Byford Industry Reference Group (BIRG) and Council will occur, as to the potential option(s) and any associated cost variance. Should there be any changes to the scope items and/or costs, it is anticipated that these will be in line with the current item inclusions in the Town Planning Scheme, and therefore will not require an Amendment to the Town Planning Scheme provisions. If there is any significant variance to the scope items and cost apportionment associated with the revised proposal, it may be necessary to

undertake an Amendment to the Town Planning Scheme and associated DCP.

The following items are included in the Byford Development Contribution Plan:

- Earthworks;
- Irrigation;
- Grassing; and
- Associated costs relating to construction including design and management.

A detailed breakdown of the original cost for this item is provided in **Appendix C**.

Figure 3 provides a graphical representation of District Open Space within the Byford area.

2.2.14. LAND FOR OPEN SPACE AND/OR DRAINAGE

A significant amount of land will be provided within the Byford District Structure Plan area for:

- Public open space;
- District open space;
- Dual-function Public Open Space and drainage land; and
- Drainage purposes.

This land includes:

- A mix of multiple-use corridors with a dual drainage and recreation function;
- Local and neighbourhood parks;
- The community centre site for the Byford Town Centre
- Larger district-level playing fields including where provided to complement school playing fields; and
- Land purely for drainage purposes.

In the context of planning undertaken for Byford, it is difficult in many instances to clearly identify and distinguish between land required for recreation and land required for drainage. This is due to:

- The existence of multiple-use corridors and other Public Open Space entailing a dual drainage and recreation function.
- Numerous LSPs being prepared based on different Public Open Space credit calculation methodologies based on different versions of Liveable Neighbourhoods.
- Deposited plans of subdivision being endorsed containing combined reserves for drainage and recreation.
- Early structure planning and subdivision being based on the adopted Byford Urban Stormwater Management Strategy. This Strategy has now been replaced with the Byford Townsite Drainage and Water Management Plan that is guiding more recent LSPs and subdivision applications.

To ensure compliance with Clause 9.3.6 of TPS 2, all land required for Public Open Space and drainage is included in the Byford Development Contribution Plan. This will ensure transparency, equity in terms of land required for district benefit and simplicity of calculation.

2.2.15. ESTIMATED AMOUNT OF LAND FOR PUBLIC OPEN SPACE AND DRAINAGE

A significant amount of detailed planning has been completed for the Byford DSP area, 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 some areas within Byford 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 each precinct.

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 Byford 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.
5. 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 Byford DCA1.

Figure 4 provides a graphical representation of Local Structure Plans and areas of fragmented land ownership.

Details of land and costs associated with Public Open Space and drainage is detailed in **Appendix G**.

Notes:

- The St Thomas Estate and Sunrays sites were not subject to LSPs. Public Open Space and drainage land calculations were therefore undertaken based on spatial data.
- The existing Byford Townsite (Byford Development Contribution Plan Precinct C) is not subject to POS and drainage land contributions and has therefore not been included in the above calculations. Precinct C is, however, subject to DOS land obligations.
- Lot 7 Abernethy Road (adjacent to the proposed Tonkin Highway reserve) is not included as it has been purchased by Water Corporation.

2.2.16. ESTIMATED COST

Based upon the land value detailed in section 2.1 of this report and the value of acquired land, the total estimated cost of creditable Public Open Space in the Byford Development Contribution Plan is detailed in the Cost Apportionment Schedule in **Appendix K**.

Figures 5 and 6 show a graphical representation of Public Open Space/drainage subject to a non-residential land value.

2.2.17. ITEMS NOT INCLUDED

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

and will be the responsibility of the subdivider.

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

It should be noted that the Council has resolved not to require Public Open Space contributions from subdivision and development in the existing Byford Townsite, identified as Byford Development Contribution Plan Area C on Plan 10A of Appendix 10 of TPS 2 except for land required for District Open Space.

While the Byford 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 to be sub divisional works, generally required by local water management strategies and urban water management plans and are also very difficult to calculate given the varying nature of drainage infrastructure provided and proposed throughout Byford. Developers may treat drainage works in various ways to benefit their development. The requirement to provide optimal certainty in costing Byford Development Contribution Plan items to achieve equity between developers over time reinforces the need to exclude drainage works.

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

2.3. DISTRICT OPEN SPACE

Land identified as District Open Space occurs in three LSPs. These are Byford Central, Kalimna, and The Glades.

Details of land and costs associated with District Open Space is detailed in **Appendix E**.

2.4. WATER MONITORING

The Byford Townsite Drainage and Water Management Plan (DWMP) establishes a framework for water management in new urban development. This ensures that water quantity and quality design objectives can be achieved, and the concerns and risks identified by the Department of Water (DoW) and the Water Corporation can be addressed. The DWMP reinforces the Shire's commitment to ensuring that water sensitive urban design principles are incorporated into new urban development.

During the review of the Byford District Structure Plan in September 2006, the Water Corporation raised a number of concerns regarding regional drainage planning for the Byford area. In November 2006, a "round-table" forum was convened with the then Department for Planning and Infrastructure, DoW, the Shire and the Water Corporation to discuss regional drainage requirements and to determine an appropriate path forward. The DoW subsequently engaged consultants SKM to prepare the Byford Flood Plain Management Strategy and then later engaged consultants GHD to further progress this work in the form of a DWMP. In February

2008, a draft DWMP for Byford was released by the DoW for public comment. The DWMP was published as a final document in September 2008.

Since the publishing of the final DWMP, all LSPs, detailed area plans, subdivision and engineering drawing applications have been assessed against the water quantity and quality design objectives outlined in the DWMP.

The DWMP provides a summary of monitoring requirements and responsibilities (an extract is provided on

the following page):

Table 1 – Summary of Monitoring Requirements

Responsible Agency	Timing	Monitoring Requirement
Developers	Period of 3 years pre-development (minimum of 18 months with at least 2 winters with approval of DoW)	Monitor key criteria for maintenance of hydrologic regimes, buffers and ecological corridors/linkages of environmental assets Monitor local superficial aquifer groundwater levels Monitor flow and water quality (including nutrients, TSS, and gross pollutants) at regular intervals (monthly) Monitor peak flows (snapshots) within developments and wetlands
	Period of 3 years post-development, including at least 1 year following completion of the majority (80%) of developments	Monitor key criteria for maintenance of hydrologic regimes, buffers and ecological corridors/linkages of environmental assets Monitor local superficial aquifer groundwater levels Monitor flow and water quality (including nutrients, TSS, and gross pollutants) at regular intervals (monthly) Monitor peak flows (snapshots) within developments and wetlands Monitor behavioural patterns with respect to non-structural measures for water quality management Monitor performance of new drainage systems
DoW	Ongoing	Monitor efficacy of water conservation measures and achievement of water consumption targets Monitor regional surface water flows and quality Monitor confined aquifer groundwater levels and regional superficial aquifer groundwater levels and quality Monitor groundwater abstraction in the DSP area Monitor surface water quality and flows at strategic locations in main drains and waterways Monitor structural BMPs for efficacy with advice from the BMP technical reference group Monitor performance of new drainage systems across catchments and property boundaries
SJ Shire – with funding from developer contributions scheme	From 3 years post-development	Monitor key criteria for maintenance of hydrologic regimes, buffers and ecological corridors/linkages of environmental assets Monitor local superficial aquifer groundwater levels Monitor water quality and flows within developments and wetlands Monitor behavioural patterns with respect to non-structural measures for water quality management
DEC	Ongoing	Evaluate health of significant environmental assets

Water quality and quantity monitoring within developments and wetlands will be implemented by the Shire. The Byford District Structure Plan Area Sampling and Analysis Plan prepared by the Shire identifies the sampling and analysis requirements. It is proposed that monitoring be carried out over the life of the Byford Development Contribution Plan, with 5 monitoring events run over an annual period and monthly sampling, completed in year 0, 4, 8, 12 and 16; or alternatively as a percentage of build-out (i.e. 0, 25, 50, 75 and 100 percent).

Both approaches will allow longer-term trends in water quality and quantity to be identified and monitored as the Byford District Structure Plan area is fully developed. Suitable remediation works or structural controls may be implemented to rectify any identified problems.

It is likely that subdivision and development would not be approved within the Byford area without the approval and ongoing implementation of the Byford Townsite Byford District Water Management Plan (DWMP). As such, it is considered reasonable that the all costs of, and associated with, the required water monitoring be funded by developers within Byford.

The Byford Development Contribution Plan will assume funding responsibility for the post development water-monitoring program required by the DWMP.

As Development progress within the Byford area has been slower than anticipated, no monitoring has been

carried out to date, however district level sampling is anticipated to commence in 2021 which will capture the requirements up to year 8 of the DWMP.

A detailed breakdown of the costs is contained at **Appendix H**.

2.5. OUTSTANDING COSTS

Cost estimates relate to future works only. A cost to be recognised is the outstanding cost of completed works less contribution payments received.

Completed works cover all infrastructure works, land transfers, administration and water monitoring. The value of these works reduces the cost estimates applying to future works.

It is important to note that pre-funded works, where a credit has been given, constitute completed works. In the same vein, credits used to offset contribution payments become contribution payments received.

Outstanding costs are therefore the net of the cost of completed works less the value of paid contributions.

Byford Development Contribution Plan lot numbers also will be revised at each review to account for lots developed.

2.6. ADMINISTRATIVE ITEMS

There is no obligation on the Shire to prepare and administer a Byford Development Contribution Plan other than to support good and orderly development. The existence of a Byford Development Contribution Plan is, however, important to landowners and developers where there are district level works that need to be provided as a precursor to subdivision.

Administrative items include all expended and estimated future costs associated with administration, planning and development of the Byford District Structure Plan, District Water Management Plan/s, preparation and implementation of the Byford Development Contribution Plan and any technical documents necessary for the implementation of the above, including:

- Planning studies:
- Traffic studies;
- Drainage studies (including water management strategies);
- Road design costs where not allocated to specific roads;
- Other related technical and professional studies;
- Borrowing costs (including loan repayments); and
- Scheme Management Costs (including administration and management of the Byford Development Contribution Plan).

Statutory planning costs are not included in the Byford Development Contribution Plan except where directly benefitting the Byford Development Contribution Plan.

A detailed breakdown of the costs is provided in **Appendix I**.

2.7. COST REVIEW RECONCILIATION

At each Cost Review, net contributions will be calculated. The net contribution is arrived at after accounting for all contributions due from the clearance of the lots created in previous development periods. No account is taken of contributions paid i.e. cash received.

Detail of the cost review reconciliation is provided in **Appendix J**.

A Cost Review can result in a surplus or deficit given it represents only the time between review periods. Over the life of the Byford Development Contribution Plan, the methodology employed in this Byford Development Contribution Plan should see the annual surpluses and deficits cancel out.

2.8. TOTAL COST

Details of the total and remaining cost for all infrastructure, land and other items within the Byford Development Contribution Plan is contained in the Cost Apportionment Spreadsheet in **Appendix K**.

2.9. COST ESCALATORS

Three cost escalators are used as described below.

2.9.1. ADMINISTRATION ESCALATION RATE (AER)

The Administration Escalation Rate (AER) is the rate used for wages and salaries in the Local Government Cost Index based on WA State Treasury forecasts.

2.9.2. INFRASTRUCTURE ESCALATION RATE (IER)

The Infrastructure Escalation Rate (IER) is taken from a cost series produced by the WA Local Government Association (WALGA). The Road and Bridge Construction forecast is seen as the most appropriate index for infrastructure costs.

2.9.3. LAND VALUE ESCALATION RATE (LVER)

The Land Value Escalation Rate (LVER) is provided by the land valuer who assessed the englobed land value rate for this Report.

Details of the latest valuation is available in **Appendix D**.

3. DEVELOPMENT CONTRIBUTION METHODOLOGY

This section of the Byford Development Contribution Plan Report sets out the methodology for determining the development contributions applicable within certain precincts of the Byford development contribution area. In a general sense, the development contribution area is divided into precincts and development contributions for each precinct will be made on a 'per lot' or dwelling basis. Additional detail and clarification on the operation of the methodology is provided in the following sections.

3.1. PRECINCTS

The Byford development contribution area is divided into four precincts, as indicated in Plan 10A of Appendix 10 of TPS 2. 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.

The following matrix identifies the precincts and what items they are required to contribute toward:

Table 2 – Precinct Contribution Items

Item/Precinct	A	B	C	D
Thomas Road	X	X	X	X
Abernethy Road	X	X	X	X
Orton Road	X	X	X	X
Kardan Boulevard	X			
San Simeon Boulevard	X			
Doley Road	X			
Warrington Road	X			
Land for Roads	X	X	X	X
District Open Space Improvements	X	X	X	X
Land Acquisitions for District Open Space	X	X	X	X
Land Acquisitions for Public Open Space & Drainage	X	X		X
Water Quality Management	X	X	X	X
Development Contribution Plan Administration	X	X	X	X
Cost Review Reconciliation	X	X	X	X

Figure 7 provides a graphical representation of the precinct areas.

Precincts B, C and D will not be required to contribute towards Kardan Boulevard, San Simeon Boulevard, Doley Road or Warrington Road. All these roads are located within Precinct A and are considered to predominately cater for vehicular traffic within new development areas west of the railway reserve.

Council has resolved not to require Public Open Space contributions from subdivision and development in the existing Byford Townsite, identified as Byford Development Contribution Plan Precinct C. This is due to the absence of a Public Open Space strategy or LSP identifying strategic locations for additional recreation

lands. A strategy or LSP is necessary as it is difficult to achieve reasonably sized and consolidated areas of Public Open Space in the context of small and fragmented landholdings. Precinct C will, however, be required to contribute to District Open Space land and associated below surface improvements.

Furthermore, in the absence of an LSP and detailed drainage investigations, it has not been possible to determine the drainage requirements for Precinct C. The area, therefore, will not be required to contribute toward land for drainage purposes. This situation may be reviewed in the future pending further detailed planning and detailed investigations into drainage requirements.

Precincts A, B and D will be required to contribute toward land for POS and/or drainage. This land is required to cater for the recreational and drainage demands of development and has been identified in the Byford District Structure Plan and LSPs.

Due to the district function of Orton Road New linking with Tonkin Highway, Abernethy Road providing access to the Town Centre and Thomas Road providing a connection between South Western Highway and Tonkin Highway, all precincts are required to contribute towards these items.

All precincts will be required to contribute towards water monitoring and administrative costs. These items are required to facilitate the preparation of the Byford District Structure Plan and subsequently facilitate the preparation of LSPs and allow for subdivision and development to occur.

3.2. ESTIMATION OF LOT / DWELLING POTENTIAL

The development contribution methodology is based on a per lot/dwelling basis. Therefore, it is necessary to estimate the potential number of additional lots/dwellings to be created in the Byford area. This estimate will be used to determine the development contribution rates per lot/dwelling for standard/non-standard residential, non-residential and mixed-use development.

The following methodology has been applied:

1. A review of LSPs and spatial data has been undertaken to identify the estimated total lot/dwelling yield for each area covered by an LSP or approved subdivision application.
2. The lot/dwelling estimates for greenfield areas not yet subject to LSPs have been determined through identifying their total land area, deducting 40 percent of this land area (accounting for land required for public purposes such as roads, POS and drainage), and then determining the subdivision/development potential of the remaining land area based on its residential density coding.
3. The lot/dwelling estimates for infill sites (i.e. existing urban) not yet subject to LSPs were determined through manual calculations of the development potential of each landholding based on the relevant residential density.
4. By adding the lot/dwelling yields calculated in steps 1-3, the total estimated lot/dwelling yield for the Byford Development Contribution Plan area has been identified.
5. A 'Parent lot' deduction has been included within the total lot count. Parent lots do not generate a Byford Development Contribution Plan contribution.

As lots extinguish their liability to pay contributions, the future lot count is revised at each cost review.

The estimated lot yield by structure plan area is detailed in Figure 8.

Notes:

- Land for public purposes (i.e. Public Open Space, drainage and similar) is expected to be provided within the Doley and Briggs Road precincts. As such, a 40 percent deduction has been applied to the total site area of each precinct.

- It is assumed that no land will be provided for public purposes within the Mead Street precinct given its existing development pattern. As such, a 40 percent deduction has not been utilised.
- In the absence of finalised LSPs depicting residential densities, an R20 code has been utilised to determine the lot/dwelling estimates for the Doley Road, Briggs Road and Mead Street precincts.
- Due to the nature of infill development proposed for the Stanley Road and Old Quarter precincts, lot/dwelling estimates have been made based on manual calculations of the subdivision/development potential of each lot.
- Byford Development Contribution Plan 1 did not separate lots yields to include non-residential or mixed-use development.
- The yield estimate calculated for mixed development is based on 15 lots per gross hectare to provide for infrastructure of subdivision works such as roads and drainage facilities to be transferred to the state / local government as per clause 3.4.5. However, where individual lots do not require land to be transferred to the state / local government, 20 lots per gross hectare will be applied.

Details of the completed and remaining lots in each of the Byford Development Contribution Area precincts is included in **Appendix F**.

3.3. IDENTIFYING THE CONTRIBUTION RATE FOR EACH PRECINCT

As previously identified, the Byford development contribution area is divided into four precincts. Each precinct will contribute toward certain infrastructure and cost items. Each precinct will therefore have a different contribution rate.

To determine the contribution rate for each precinct, it is first necessary to identify the current total number of lot/dwellings which will be contributing to each item. From this, the contribution rate per lot/dwelling for each infrastructure item or cost can be determined.

The infrastructure and cost contribution rates per lot/dwelling applicable to each precinct can then be calculated, by adding the cost of each applicable item.

3.4. CALCULATING THE CONTRIBUTION RATE FOR LANDOWNERS / DEVELOPERS

At any point in time, the contribution rate/lot will vary according to Precinct and number of days since the last Cost Review.

The contribution rate is adjusted after each cost review in terms of contributions received, expenditure, cost estimates for each cost item and number of lots with paid contributions.

Various types of residential and non-residential subdivision and development will occur within Byford. The following sections identify how the methodology applies to each of these scenarios. For the purposes of calculating an R20 equivalent a minimum area of 450m² will be implemented, as per State Planning Policy 3.1 (The Residential Design Codes).

A breakdown of the Contribution rates per infrastructure item and per lot in each area is provided in the Cost Apportionment Schedule in **Appendix K**.

3.4.1. COST REVIEW INPUT INTO CONTRIBUTION RATE REVISIONS

Cost Reviews will be undertaken at least annually.

At the time of adoption of a cost review, the following contribution rate inputs will be revised:

- Road Reserve Acquisitions
- Public Open Space Costs
- Cost Review Outcomes
- Summary of Costs
- Estimated Future Lot Yield Totals by Precinct
- Contribution Rate Per Lot by Cost Item
- Contribution Rate Per Lot by Precinct
- Outstanding Cost of Completed Works (Expenditure on all Cost Items – Value of all Contributions Received)
- Infrastructure Cost Escalator
- Land Value Escalator
- Administration Cost Escalator
- Precinct Daily Escalation Rate

3.4.2. 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 an annual escalation rate. Escalation rates will separately apply to infrastructure costs, land costs and administration costs. The escalation rates will be set at each cost review. The starting point for daily escalation is the approval date for the prevailing cost review.

Given that each Precinct cost entail a different bundle of items, it is necessary to calculate a weighted escalation rate for each precinct.

Precinct ER = (%IC/TC x IER) + (%LV/TC x LVER) + (%AC/TC x AER) Where for each precinct:

- ER - is the weighted Escalation Rate;
- DER - is the daily escalation rate (ER/365); IC - is the estimated Infrastructure Cost;
- LV - is the estimated Land Value;
- AC - is the estimated Administration Cost (also applies to Water Monitoring for the purposes of indexing)
- Outstanding Cost of Completed Works): TC - is the Total Cost being IC + LV + AC;
- IER - is the Infrastructure Escalation Rate; LVER - is the Land Value Escalation Rate;
- AER - is the Administration Escalation Rate; and
- D - is the number of days since the last cost review.

3.4.3. STANDARD RESIDENTIAL SUBDIVISION OR DEVELOPMENT

In the instance of standard residential subdivision or development, development contributions for each precinct will be determined in the following manner:

$$\begin{aligned} & \text{Precinct contribution rate per lot/dwelling} \times \text{DER} \times \text{D} \times \text{number of additional lots or dwellings being} \\ & \quad \text{created} \\ & = \text{Required development contribution} \end{aligned}$$

The calculation methodology works on the additional number of lots/dwellings being created. This approach is based upon each original lot either having or having the potential to entail a single dwelling without the requirement for substantial infrastructure upgrades. The creation of the first dwelling or lot would therefore in effect, retain the status quo and not necessitate a contribution toward infrastructure upgrades, land and other items. For the avoidance of doubt, the original lot is the parent lot for the subdivision. Where subdivision is being undertaken in stages on a parent lot, there is one lot credit only for that lot. In other words, each subdivision stage does not receive a one lot credit.

Calculation examples are provided in **Appendix L**.

3.4.4. NON-STANDARD RESIDENTIAL SUBDIVISION OR DEVELOPMENT

There may be instances in the Byford District Structure Plan area where the large-scale permanent residential development of a site is proposed without any standard residential subdivision and/or development (i.e. a lifestyle village, retirement village, caravan park, park home estate or similar).

Development contributions will be required from such forms of non-standard residential subdivision/development as for Standard Residential Subdivision or Development shown in 3.4.3 above.

Calculation examples are provided in **Appendix L**.

3.4.5. NON-RESIDENTIAL SUBDIVISION OR DEVELOPMENT

Portions of land within the Byford DCA1 will be developed for non-residential purposes, including retail/commercial, community purpose (or similar) and private schools. All forms of development contribute toward a need for new and improved infrastructure including roads. Non-residential development is no different in this regard.

Non-residential subdivision or development will be required to contribute toward land for public open space and drainage. The multiple use corridors in Byford provide both a drainage and recreation function and will provide a means of access to non- residential developments.

Development contributions for non-residential subdivision or development will be calculated based upon the number of dwellings/lots that could have been created/developed at an R20 density (i.e. the R20 subdivision/development potential of the site), minus the equivalent of the first lot created in a subdivision or first dwelling created in a development. Note, the one lot credit can be claimed only once in any multi- staged development based on the parent lot or single lot paid as part of an earlier subdivision.

The R20 development potential of the site will be determined according to the site size minus any land needed for additional infrastructure/subdivision works such as roads and drainage facilities to be transferred to the state or local government.

The lot/dwelling equivalent is calculated in accordance with net site size 450m² for sites or portions of sites covered by a DA where 450m² represents the minimum lot size within an R20 zone. Since the calculation of dwelling/lot equivalents is a hypothetical yield based on an area, the resulting number of

dwellings or lots in non-residential zones may not be a whole number thus allowing for partial dwellings/lots to be used in the calculation of contribution liability.

For each precinct:

$$\begin{aligned} & \text{Precinct contribution rate per lot/dwelling} \times \text{DER} \times \text{D R20 subdivision/development potential of the} \\ & \text{site} - \text{the equivalent of one lot or one dwelling where applicable} \\ & = \text{Required development contribution} \end{aligned}$$

Calculation examples are provided in **Appendix L**.

Primary public schools will be exempt from paying development contributions. Secondary public schools will be exempt only where the land is already in state ownership.

In all other cases (i.e. where land is purchased from private owners at market value), the contribution liability is based on the R20 subdivision/development potential of the site, unless a Joint Use agreement is entered into with the Shire regarding the co-location and use of district open space, school ovals and associated facilities.

The joint use agreement must ensure that the applicable grounds and facilities are publicly accessible. Where a SUA is in place, contributions will be levied at 0.3 per cent of the total development costs of the site, as agreed with the Shire based on the building license application.

Abernethy Road (Salvado Catholic College) private school anticipated development cost attracts a total 0.3% contribution to the DCP. This will be calculated at each stage of development.

3.4.6. MIXED USE DEVELOPMENT

In the preparation of this Byford Development Contribution Plan Report it has become apparent the approach to mixed use development does not accommodate residential and non-residential development on the same footprint.

In the context of mixed-use development, there are residential and non-residential components. Mixed use therefore can combine standard residential (3.4.3), non-standard residential (3.4.4) and non-residential (3.4.5) forms of development. The contribution rate is based upon the number of dwellings/lots equivalents that could have been created/developed at an R20 density on the site or stage area, or the actual number of residential dwellings/lots being created at the time of subdivision/development, whichever is the greater, minus the equivalent of the first dwelling/lot created in the first stage of development.

For each site (and for each stage if appropriate):

$$\begin{aligned} & \text{Precinct contribution rate per dwelling} \times \text{DER} \times \text{D} \times (\text{R20 development potential of the} \\ & \text{site/development area}) \text{ or } (\text{actual number of dwellings}), \text{ whichever is greater, less one dwelling/lot} \\ & \text{equivalent for the first development on the existing lot.} \\ & = \text{Required development contribution} \end{aligned}$$

Calculation examples are provided in **Appendix L**.

3.4.7. STAGING OF WORKS

It is recognised development can be staged on a site. Therefore, the calculation of contribution liability will be calculated for each stage. It is important to note that where the land use is non-residential, a Byford Development Contribution Plan liability will be incurred only once on any site area (footprint) provided the liability discharged is based in the full R20 potential of 450m² per dwelling or lot. Subsequent non-residential development will not be liable for additional Byford Development Contribution Plan contributions.

For example, multilevel non-residential development or ongoing development on the non-residential site will be exempt from further Byford Development Contribution Plan liability – liability is based on the non-residential land “footprint”. However, should there be subsequent residential development over the non-residential development footprint, additional contribution liability will be incurred should the actual number of dwellings constructed exceed the R20 development potential used to calculate the non-residential contribution liability.

The collection of cost contributions is in accordance with the timing and triggers specified in the Town Planning Scheme.

3.4.8. FUTURE SUBDIVISION/DEVELOPMENT POTENTIAL

It is acknowledged that land within the Byford area may be developed to a residential density lower than that envisaged by the Byford District Structure Plan. Such development may however allow for additional subdivision and/or development in the future. Contributions will be required for the creation of additional lots/dwellings post-initial development at the time that those additional lots/dwellings are created. Such additional contributions will be required in accordance with the Byford Development Contribution Plan.

This section should be read in conjunction with the references to staging in 3.4.7 and 6.3 and it should be noted that future lot yield is the base for calculation of contribution/lot. At each cost review the future yield will be adjusted to account for lots on which contributions have been paid.

4. PRIORITY AND TIMING OF PROVISIONS

The following key principles are utilised to guide the identification of priorities for the provision of infrastructure and land acquisition, including:

- Ensuring a constant turnover of funds – By managing the cash flow of the Byford Development Contribution Plan, the Shire can optimise the use of funds between land acquisition and civil works and recoument of developer pre-funding.
- Prioritising the purchase of land identified for public purposes that encompasses all, or a substantial portion of, one landholding – such landholdings are essentially “quarantined” from subdivision and/or development and would be difficult to sell to a private buyer.
- Constructing infrastructure on an “as needs” basis to facilitate development – This is especially apparent in the context of road upgrades.
- Undertaking works and land acquisition in areas of fragmented ownership – this assists in the successful and coordinated development of these areas. In areas of consolidated ownership, most infrastructure and land are provided by the developer as offsets to cost contributions.
- Grant funding opportunities – the Shire will actively seek grant funding to assist in the provision of Byford Development Contribution Plan infrastructure. In most instances, the use of grant funding is reliant on the Shire providing a matching or partial contribution. The Shire may utilise Byford Development Contribution Plan funds and elevate the priority and timing of an infrastructure item to

capitalise on grant funding opportunities. This approach is beneficial to the long- term financial viability of the Byford Development Contribution Plan. The identification of priorities will be undertaken as part of the annual cost estimate review and associated Byford Development Contribution Plan Report update.

Work on the construction of Abernethy Road is a first priority.

Only items of infrastructure that have been prioritised by Council through review of this Byford Development Contribution Plan Report can be paid out from the Byford Development Contribution Plan restricted cash account. All other Byford Development Contribution Plan credits will be held on account and the value will be held as at that point in time, until such time as the item has been prioritised in the Byford Development Contribution Plan Report or surplus funds are available for payment. All credit refunds are to be paid at the Shire's discretion.

5. PERIOD OF OPERATION AND REVIEW

The Byford Development Contribution Plan will operate for a period of 20 years from 20 January 2014, being the date of gazettal of the related scheme amendment to incorporate the Byford Development Contribution Plan into TPS 2 as Appendix 10.

The Byford Development Contribution Plan will be reviewed when considered appropriate, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing, but not exceeding a period of 5 years.

The Byford Development Contribution Plan Report, incorporating cost estimates and cost escalators, will be reviewed at least annually, allowing for more frequent reviews to be completed on an as- required basis having regard to cost volatility and development priorities. The view of the Byford Infrastructure Reference Group will be sought when revising the cost estimates.

Where the costing and details of the Byford Development Contribution Plan Report are:

- revised based on work completed, land acquired, and contributions received;
- revised based on construction cost increases/decreases;
- revised based on land value increases/decreases; and
- revised based on revisions to the anticipated undeveloped lot yield; and
- not subject to other material change;

the revised Byford Development Contribution Plan Report may not be advertised for public comment but will remain available for public inspection. All landowners with current subdivision approvals will be automatically advised of each revision of the Byford Development Contribution Plan Report. The Byford Industry Reference Group (BIRG), comprising all major landowners, will be consulted as part of its regular agenda.

6. OPERATIONAL MATTERS

This section of the Byford Development Contribution Plan Report addresses various operational matters associated with the Byford Development Contribution Plan.

6.1. ESTIMATION OF COSTS

This matter is dealt with in Clause 9.3.11 of TPS 2.

6.2. LAND VALUATION

The definition of value is dealt with in Clause 9.3.12 of TPS 2. The valuation base is further refined to cover the process in the Byford Development Contribution Area whereby:

The net land value is to be determined in accordance with the definition of "value" in cl. 9.3.12 and having general regard to the International Valuation Standards Committee's definition of market value as adopted by the Australian Property Institute. To account for the direct transfer of land, the fair market value should be discounted by standard marketing costs including fees, commissions and advertising costs and by the prevailing Byford Development Contribution Plan contribution liability which otherwise would have applied to the land.

Market Value shall be determined by methodology primarily based on comparable sales evidence. Analysis of comparable sales shall account for all circumstances that might affect value, either advantageously or prejudicially, and that development contributions or other statutory charges are not attributable to the Land.

Market Values of Land shall include GST.

Valuations should have due regard to the characteristics of the Land including:

- highest and best use, zoning, development density and efficiency;
- physical characteristics such as size, topographical, aesthetic, geological and environmental factors;
- location, access and surrounding amenities;
- market conditions and the then present demand for land; and
- development levies.

6.3. LIABILITY AND TIMING FOR CONTRIBUTIONS

This matter is dealt with in Clause 9.3.13 of TPS 2. 9.3.13.2 covers timing of payment.

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

- the Western Australian Planning Commission endorsing its approval on the deposited plan or survey strata plan of the subdivision of the owner's land within the development contribution area;
- the commencement of any development on the owner's land within the development contribution area;
- the approval of any strata plan by the local government or Western Australian Planning Commission on the owner's land within the development contribution area; or
- the approval of a change or extension of use by the local government on the owner's land within the development contribution area.

The liability arises only once upon the earliest of the above listed events.

It is not uncommon for such a subdivision to be staged; in which case the development contribution is payable only on stages cleared. Under a Development Application the size of the current/existing lot on which the development resides is used to calculate liability. Under a Development Application the trigger for payment is the application for a Building Permit. Under a Subdivision the trigger for payment is the application for Clearance of Conditions.

This section should be read in conjunction with section 3.4.

6.4. PAYMENT OF CONTRIBUTIONS

This matter is dealt with in Clauses 9.3.14 of TPS 2.

6.5. ARBITRATION

This matter is dealt with in Clause 9.3.19 of TPS 2.

6.6. IMPLEMENTATION

Development contributions may be calculated and applied as conditions of subdivision, strata subdivision and development.

6.7. FORM OF CONTRIBUTIONS

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

- The ceding of land;
- The construction of infrastructure works which are transferred to public authorities on completion;
- The provision of monetary contributions to acquire land or undertake works by the Shire, public authorities or others were covered by the Byford Development Contribution Plan; or
- A combination of the above.

6.8. PRE-FUNDING OF INFRASTRUCTURE ITEMS

6.8.1. CONTEXT

Where:

- The Developer wishes to undertake works specified in Appendix 10A;
- The works are necessary for the progression of an approved subdivision; and,
- The Shire does not hold sufficient Byford Development Contribution Plan funds to undertake the works and/or has not prioritised such works, the Shire will support pre-funding and delivery of the infrastructure provided there are good reasons for doing so.

6.8.2. PRE-FUNDING AGREEMENT

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 remaining works in that item can be quantified. This is particularly relevant where linear rates are involved.

6.8.3. PRINCIPLES FOR COST RECOUPMENT

The recoup is to be based on the Current Cost Estimate in Accordance with TPS 2 clause 9.3.11 whereby:

- The current cost estimate (excluding contingency allowance) as described in the prevailing Byford

Development Contribution Plan Report shall constitute the claimable amount for the completed Approved Works;

- The cost estimate will be subject to escalation at the rate prescribed from time to time in the Byford Development Contribution Plan Report up to the time of agreed practical completion of the works;
- The cost estimate may be revised due to the periodic Cost Review in which case the updated cost estimate will prevail;
- If the actual cost of the works exceeds the escalated cost estimate, the developer may claim an additional amount not exceeding the contingency allowance provided for this item of work. Such a claim shall be independently substantiated to the satisfaction of the Shire;
- Credit for land will be at valuation in accordance with 9.3.12 of TPS 2 where the valuation is current at time of transfer.

Note: Grants or other external Funding shall be deducted from any recoup or credit to the account of the developer.

6.8.4. ACCEPTANCE OF WORKS

The Developer shall ensure the works are:

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

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

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

6.8.5. ACCOUNTING FOR RECOUPMENT

On acceptance of the approved Works by the Shire, the cost of the works shall be credited to the Byford Development Contribution Plan account of the Developer.

The balance in this account may be used to offset any cost contribution liabilities owed by the Developer. Any balance owed to the Developer on completion of all subdivision on land held by the Developer within the Byford DSP area shall be paid to the Developer within 90 days of the condition clearance of the final subdivision in the DSP area subject to:

- There being sufficient funds available in the Byford Development Contribution Plan account; and
- Having regard to the business plan by the Shire for delivery of outstanding Byford Development Contribution Plan works.

7. FIGURES

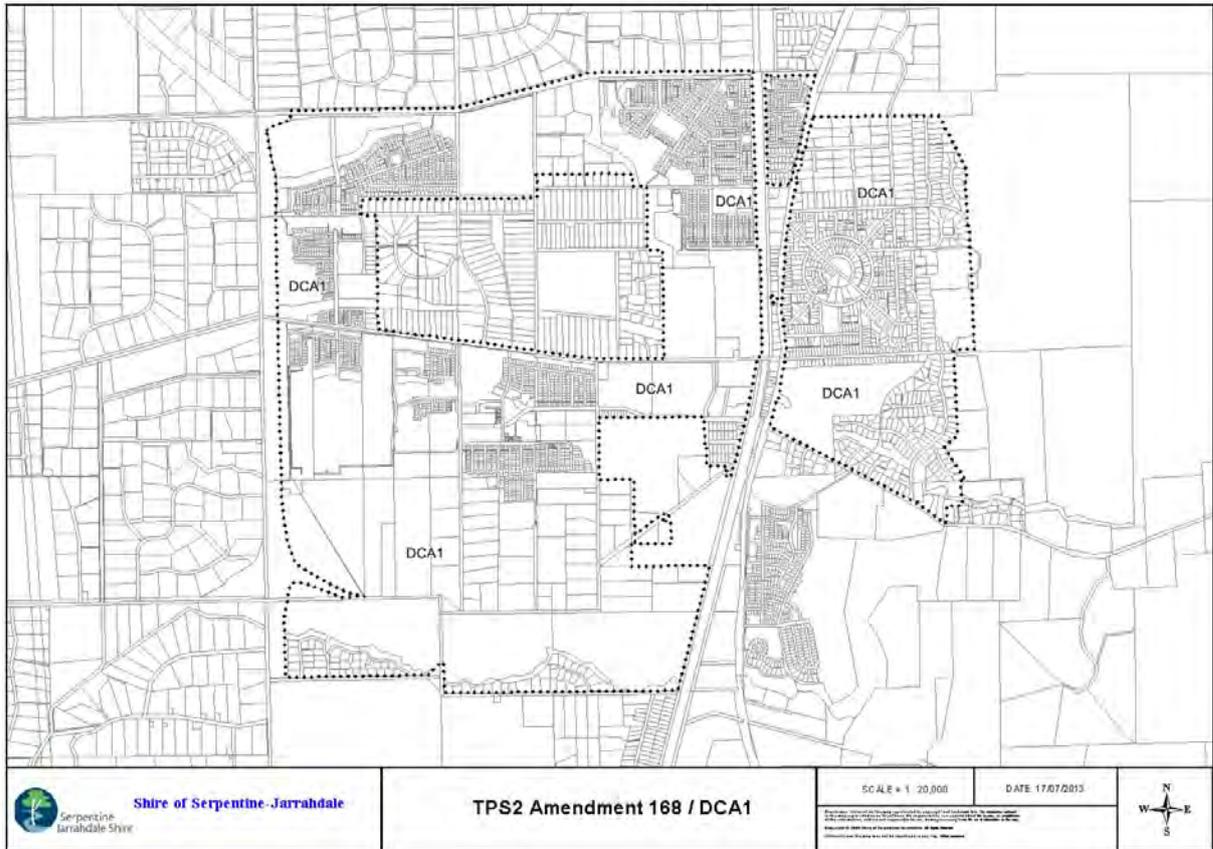
7.1. FIGURE 1 - BYFORD DSP (2020) MAP



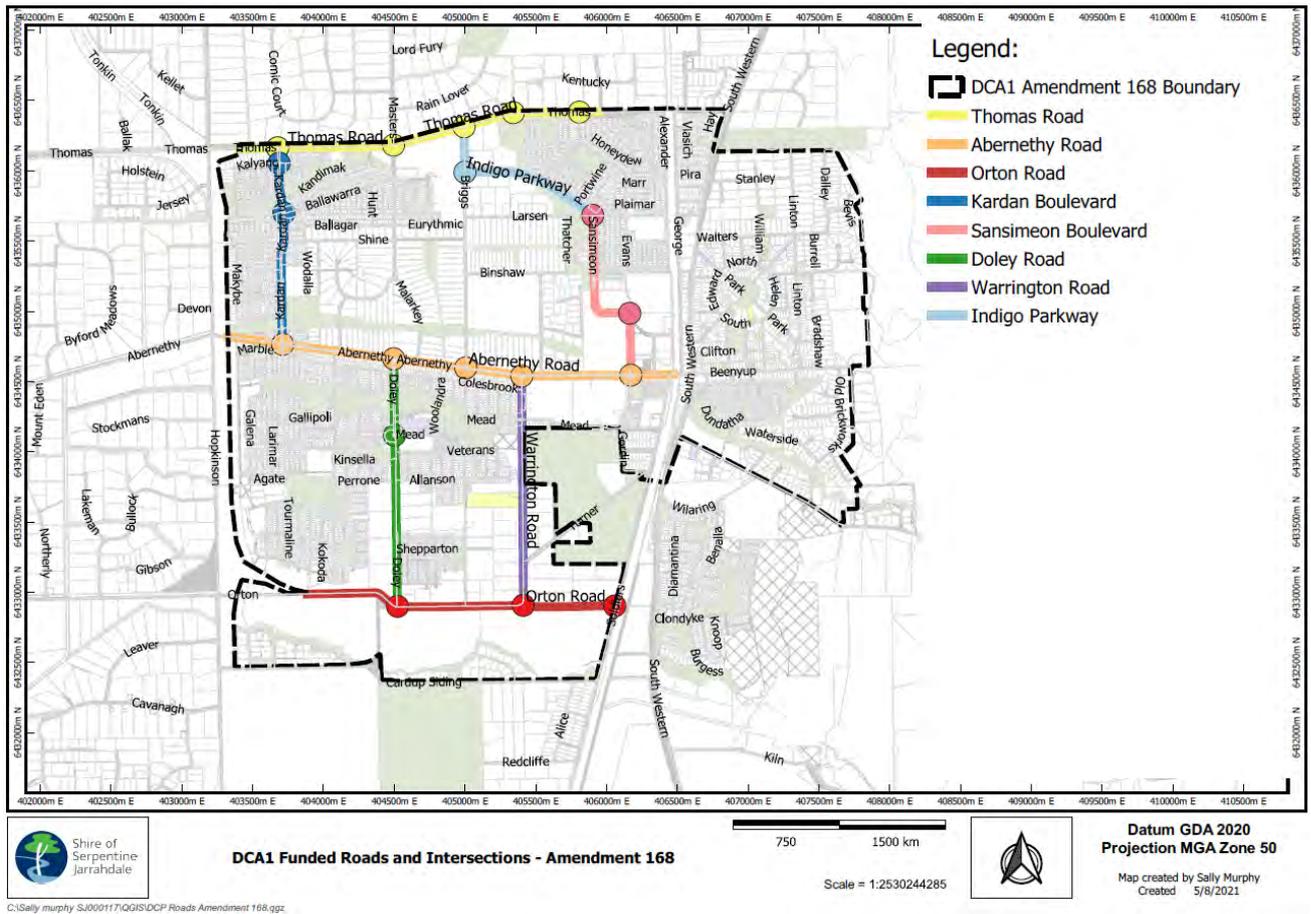
LEGEND

<ul style="list-style-type: none"> — BYFORD DSP BOUNDARY ■ DISTRICT CENTRE ■ NEIGHBOURHOOD CENTRE ■ MIXED USE ■ COMMUNITY AND PUBLIC PURPOSE ■ LIGHT INDUSTRIAL ■ SERVICE COMMERCIAL ■ BUSH FOREVER ■ DISTRICT/ NEIGHBOURHOOD OPEN SPACE ■ RESERVE ■ MULTIPLE USE CORRIDOR/LOCAL OPEN SPACE ■ SUBJECT TO FUTURE PRECINCT PLAN 	<ul style="list-style-type: none"> ■ MEDIUM - HIGH: R40-100 ■ LOW (SUBURBAN): R20-35 ■ LOW (TRANSITIONAL): R2-10 ■ SPECIAL RESIDENTIAL ■ RR-1 ■ RR-2 ■ RURAL SMALL HOLDINGS ■ RURAL ■ SPECIAL USE ■ PRIMARY DISTRIBUTOR ■ SECONDARY DISTRIBUTOR ■ DISTRICT DISTRIBUTOR 	<ul style="list-style-type: none"> ■ RAILWAY RESERVE ■ HIGH FREQUENCY TRANSIT CORRIDOR --- PASSENGER RAIL LINE ■ RAIL STATION --- DIA BOUNDARY ■ DIA DEVELOPMENT INVESTIGATION AREA ■ EHS EXISTING HIGH SCHOOL ■ EPS EXISTING PRIMARY SCHOOL ■ HS HIGH SCHOOL ■ PS PRIMARY SCHOOL ■ D DISTRICT OPEN SPACE ■ N NEIGHBOURHOOD OPEN SPACE
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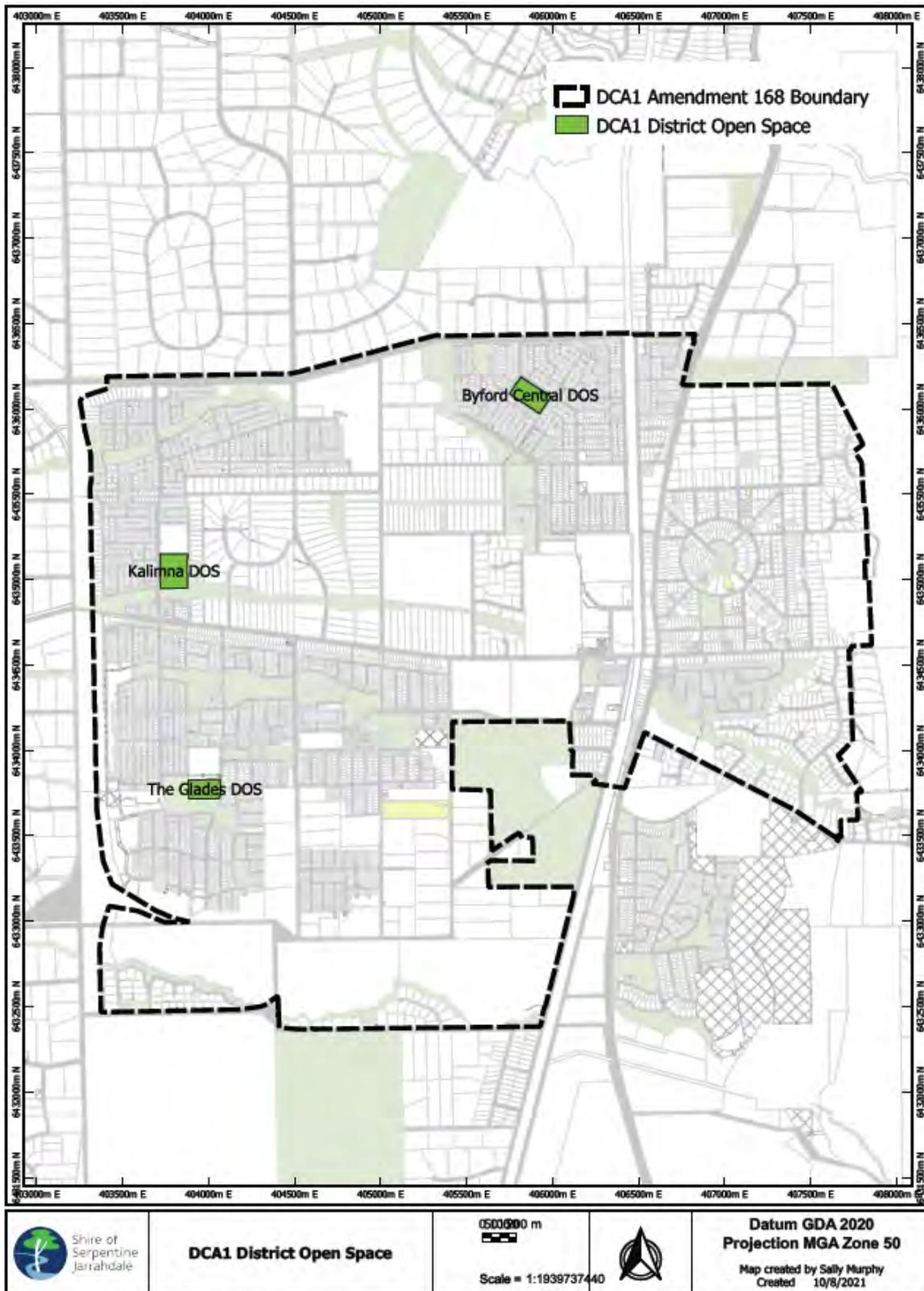
7.2. FIGURE 2 – BYFORD DEVELOPMENT CONTRIBUTION AREA



7.3. FIGURE 3 – ROADS AND INTERSECTIONS TO BE UPGRADED AND/OR CONSTRUCTED THROUGH DCA1

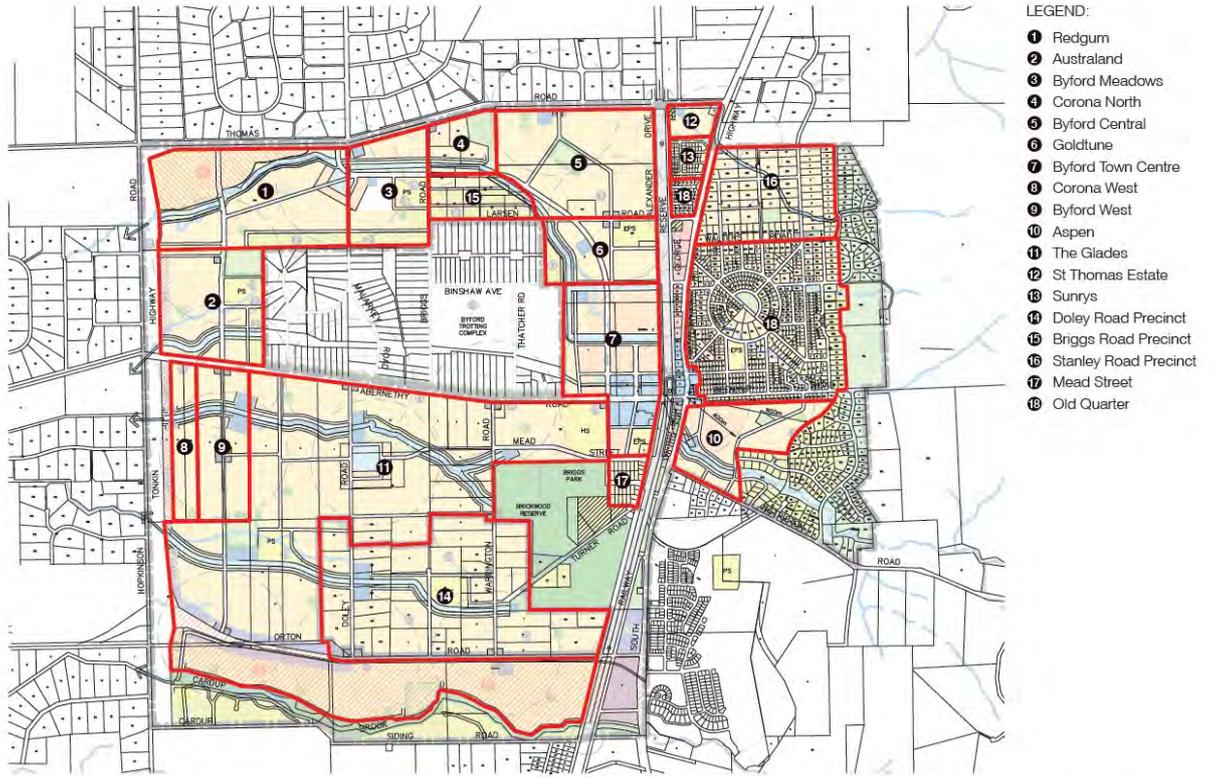


7.4. FIGURE 4 – DISTRICT AND NEIGHBOURHOOD OPEN SPACE TO BE IMPROVED AND/OR CONSTRUCTED THROUGH DCA1



c:\Sally.murphy\SJ000117\GIS\DCA1 Roads\DCP Roads Amendment 168.gpx

7.5. FIGURE 5 – LOCAL STRUCTURE PLAN AREAS



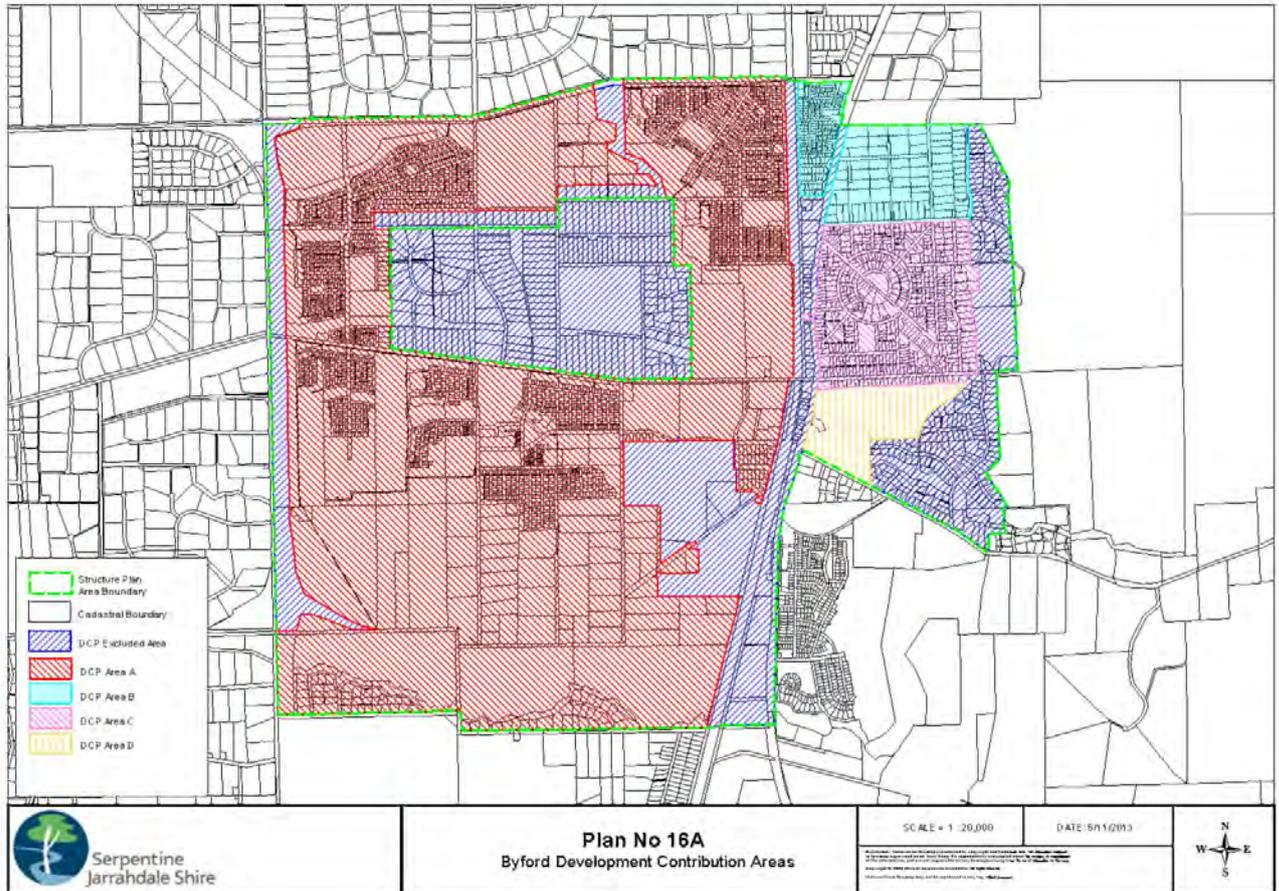
LOCAL STRUCTURE PLAN AREAS AND AREAS NOT YET SUBJECT TO A LOCAL STRUCTURE PLAN

DATE 10.06.2010
DWG NO 001

REV A
SCALE HTS



7.8. FIGURE 8 – PLAN 10A OF APPENDIX 10 OF TOWN PLANNING SCHEME NO.2 – PRECINCTS



7.9. FIGURE 8 – ESTIMATED LOT YIELD BY STRUCTURE PLAN AREA

Local Structure Plan Areas	Total Site Area (ha)	Estimated Dwelling Yield					Source
		A	B	C	D	E	
Byford Town Centre	78.29	705					Byford Town Centre LSP Amendment 2 - July 2018 (IN18/15524) L1 Abernethy Rd Sub Approval
Marri Park	28.85	316					LSP Nov 2012 & Sept 2013
Byford Central	65	767					LSP Jan 2006
The Reserve	8.7759	116					LSP Oct 2009
Byford Meadows	29.4	359					LSP Jun 2014
Redgum North & South	68.55	739					LSP Sept 2013 & May 2015
Kalimna	52.6424	408					LSP Oct 2009
Byford Green Private	16.6	216					LSP Jan 2013
Byford West	31.56	375					LSP July 2010
Briggs Larsen Precinct		185					
The Glades	329.4532	3638					LSP April 2011
Doley Road Precinct	120.5	1,900					Draft LSP Jan 2016
The Brook	32.3				406		LSP Aug 2014
Stanley Road	24.41		320				LSP Draft Jan 2017
Sunrays	6.35		82				GIS
St Thomas Estate	5.4582		60				LSP Aug 2014
Total	898.1397	9,724	462	0	406	0	10,592
Non-Structure Planned Areas	Total Site Area (ha)	Estimated Dwelling Yield					Source
		A	B	C	D	E	
Briggs Road Precinct	18.77	196					Total area minus 40% (land for public purposes) divided by 450 m ² (R20)
Mead Street	4.8	106					Total area (no land for public purposes) divided by 450 m ² (R20)
Old Quarter	98.637				630		Manual Calculations
Stanley Road North East				320			
Total	122.207	302	320	630	0	0	1,252

Appendices

Appendix A – Road Costs (Excluding Abernethy Road)

Appendix B – Abernethy Road Costs

Appendix C – The Glades District Open Space

Appendix D – Land Valuation

Appendix E – Land for Infrastructure (Roads and District Open Space)

Appendix F – Lots summary

Appendix G – Land for Public Open Space

Appendix H – Water Monitoring

Appendix I – Administration Costs

Appendix J – Cost Review

Appendix K – Cost Apportionment Schedule

Appendix L – Example Calculations

APPENDIX A

Review of Byford Development Contribution Plan - Total Porters Remaining Cost

MRWA		Sansimeon Boulevard			Doley Road			Orton Road			Warrington Road		Thomas Road		Kardan Boulevard		
Item	Description Number	Unit	Quantity	Rate	Difference \$	Quantity	Rate	Difference \$	Quantity	Rate	Difference \$	Quantity	Rate	Quantity	Rate	Quantity	Rate
SCOPE OF WORK - SUMMARY OF MAIN QUANTITIES																	
	Length of Road	m	2,500.00			1,210.00			2,840.00			1,295.00		3,280.00			
	Width of Road Reserve	m	25.00			30.00			30.00			20.00		30.00			
	Depth of Road Cut to Fill	m	0.50			0.50			0.50			0.50		0.50			
	Depth of Road Embankment	m	0.30			0.30			0.30			0.30		0.30			
	200mm Subbase Width	m	12.40			12.40			12.40			8.40		10.20			
	300mm Subbase Width	m	12.40			12.40			12.40			8.40		10.20			
	100mm Base Course Width	m	12.40			12.40			12.40			8.40		10.20			
	150mm Base Course Width	m	12.40			12.40			12.40			8.40		10.20			
	Seal Width	m	10.00			10.00			10.00			7.20		9.00			
	Concrete Footpath/PSP Width	m	4.00			4.00			4.00			4.00		4.00			
SCHEDULE No. 1 - ADDITIONAL PRELIMINARY COSTS																	
110.01	Design and Investigation (7% of Direct Costs)	Sum	1.00	\$ 595,381.40	\$ 27,771.39	1.00	\$ 160,247.48	\$ 2,212.48	1.00	\$ 316,579.43	-\$ 71,448.59	1.00	\$ 116,899.49	1.00	\$ 515,231.54	1.00	\$ 29,346.11
110.02	Client Project Management Costs (5% of Direct Costs)	Sum	1.00	\$ 425,272.43	\$ 19,836.71	1.00	\$ 114,462.48	\$ 1,580.34	1.00	\$ 226,128.17	-\$ 51,034.70	1.00	\$ 83,499.64	1.00	\$ 368,022.53	1.00	\$ 20,961.51
110.03	Local Government Fees (1.5% of Direct Costs)	Sum	1.00	\$ 127,581.73	\$ 5,951.01	1.00	\$ 34,338.74	\$ 474.10	1.00	\$ 67,838.45	-\$ 15,310.41	1.00	\$ 25,049.89	1.00	\$ 110,406.76	1.00	\$ 6,288.45
110.04	As Constructed Drawings	Sum	1.00	\$ 51,000.00	\$ 1,000.00	1.00	\$ 51,000.00	\$ 1,000.00	1.00	\$ 51,000.00	\$ 1,000.00	1.00	\$ 51,000.00	1.00	\$ 51,000.00	1.00	\$ 51,000.00
TOTAL - SCHEDULE NO. 1				\$ 1,199,235.55	\$ 54,559.10		\$ 360,048.70	\$ 5,266.92		\$ 661,546.05	-\$ 136,793.70		\$ 276,449.02		\$ 1,044,660.83		\$ 107,596.07
Note: Rates inclusive of Contractor's Overhead, Margin and Project Management Costs (P&G)																	
SCHEDULE No. 2 - ROADWORKS																	
SERIES 300 - EARTHWORKS																	
301 - CLEARING																	
301.01	Site Clearing (Incl mulching)	ha	6.250	\$ 31,875.00	\$ 338.84	3.630	\$ 18,513.00	\$ 197.38	8.520	\$ 43,452.00	\$ 463.27	2.590	\$ 13,209.00	9.840	\$ 50,184.00	1.24	\$ 6,324.00
301.02	Final Grade and Clean Up Site	m2														7,252.00	\$ 3,698.52
302 - EARTHWORKS																	
TOPSOILING																	
Topsoil Removal																	
302.01	Topsoil removal, 100mm deep	ha	6.250	\$ 63,750.00	\$ 42,656.25	3.630	\$ 37,026.00	\$ 24,774.75	8.520	\$ 86,904.00	\$ 58,149.00	2.590	\$ 26,418.00	9.840	\$ 100,368.00	2.00	\$ 20,400.00
Topsoil Spreading																	
302.02	Respread topsoil, 75mm thick	ha														2.00	\$ 20,400.00
REMOVAL OF REDUNDANT PAVEMENTS & OTHER ITEMS																	
302.03	Removal of redundant seal and dispose off site	m2														50.00	\$ 510.00
302.05	Removal of redundant lighting poles	No												7.00	\$ 7,140.00		
302.09	Removal of redundant kerbs	m														20.00	\$ 142.80
EXCAVATION																	
302.06	Cut and Fill including removal of surplus material	m ³ BC M	31,250.00	\$ 255,000.00	-\$ 211,875.00	18,150.00	\$ 148,104.00	-\$ 123,057.00	42,600.00	\$ 347,616.00	-\$ 288,828.00	12,950.00	\$ 105,672.00	49,200.00	\$ 401,472.00	300.00	\$ 2,448.00
EMBANKMENT CONSTRUCTION																	
302.07	Embankment construction using site excavated and/or imported fill as required including embankment compaction	m ³ C CM	18,750.00	\$ 420,750.00	\$ 30,515.62	4,501.20	\$ 101,006.93	\$ 7,325.70	10,564.80	\$ 237,074.11	\$ 17,194.21	3,341.10	\$ 74,974.28	29,520.00	\$ 662,428.80	3,119.69	\$ 70,005.84
SHOULDER & TABLE DRAIN REFURBISHING																	
302.09	Proof Roll	m2														12,150.00	\$ 6,196.50
302.10	Stabilisation of Lots	m2														12,800.00	\$ 5,222.40
Total Carried Forward to Summary				\$ 771,375.00	-\$ 138,363.29		\$ 304,649.93	-\$ 90,759.17		\$ 715,046.11	-\$ 213,021.52		\$ 220,273.28		\$ 1,221,592.80		\$ 135,348.06
SERIES 400 - DRAINAGE																	
402 - SURFACE DRAINS & LEVEES																	
402.07	100mm Draincoil	m														866.40	\$ 44,186.40
402.08	300mm RC Pipework with subsoil	m														250.30	\$ 38,295.90
403 - SUBSOIL DRAINS																	
403.01	150dia slotted PVC subsoil drainage pipe	m	2,875.00	\$ 249,262.50	\$ 47,174.94	2,420.00	\$ 209,814.00	\$ 39,709.00	11,360.00	\$ 984,912.00	\$ 186,402.56	2,590.00	\$ 224,553.00	3,772.00	\$ 327,032.40		
404 - CULVERTS																	
CULVERTS																	
Reinforced Concrete Pipes - Class 3																	
404.03	750 Diameter pipe culvert	m	72.50	\$ 22,185.00	\$ 1,479.54	21.60	\$ 6,609.60	\$ 440.80	30.00			60.10	\$ 18,390.60	50.00	\$ 15,300.00		
404.04	1200 Diameter RCB culvert (incl rock protection to outlet)	m	100.00	\$ 91,800.00	\$ 25,448.62												
404.08	2400 x 1200mm box culvert	m														60.00	\$ 153,612.00
404.16	1800 x 900mm box culvert complete with headwall etc.	m	140.00	\$ 195,636.00	\$ 21,508.72												
404.17	1500 x 1500mm box culvert complete with headwall etc.	m	350.00	\$ 667,590.00	\$ 62,979.00												
404.18	2100 x 1200mm box culvert complete with headwall etc.	m	90.00	\$ 190,026.00	\$ 15,898.27												

			Sansimeon Boulevard			Doley Road			Orton Road			Warrington Road		Thomas Road		Kardan Boulevard	
MRWA Item	Description Number	Unit	Quantity	Rate	Difference \$	Quantity	Rate	Difference \$	Quantity	Rate	Difference \$	Quantity	Rate	Quantity	Rate	Quantity	Rate
404.19	2400 x 1200mm box culvert complete with headwall etc.	m	420.00	\$ 972,468.00	\$ 43,788.15												
404.2	2400 x 2100mm box culvert complete with headwall etc.	m	560.00	\$ 1,867,824.00	\$ 25,943.40												
Redundant Culverts																	
STORMWATER DRAINS																	
Reinforced Concrete Pipes in trench, depth not exceeding 4.6m																	
404.11	600 Diameter stormwater drain	m	2,800.00	\$ 628,320.00	\$ 140,668.50	1,510.00	\$ 338,844.00	\$ 75,860.51	3,290.00	\$ 738,276.00	\$ 165,285.49	1,435.00	\$ 322,014.00	3,790.00	\$ 850,476.00		
404.11a	Additional 600 Diameter stormwater drains for Byford Townsite Drainage and Water Management Plan Floodways	m	1,680.00	\$ 376,992.00	\$ 84,401.10	100.00	\$ 22,440.00	\$ 5,023.87			\$ -						
404.12	1050 Diameter stormwater drain	m									\$ -						
All Stormwater Drains																	
405 - DRAINAGE STRUCTURES																	
End Treatments																	
405.01	Precast concrete end treatment to suit DN600 stormwater pipe	No	12.00	\$ 11,016.00	\$ -2,209.97	10.00	\$ 9,180.00	\$ -1,841.64	15.00	\$ 13,770.00	\$ -2,762.46	7.00	\$ 6,426.00	17.00	\$ 15,606.00		
405.02	Precast concrete end treatment to suit DN750 stormwater pipe	No	6.00	\$ 7,344.00	\$ -194.80	2.00	\$ 2,448.00	\$ -64.93	2.00	\$ 2,448.00	\$ -64.93	2.00	\$ 2,448.00	2.00	\$ 2,448.00		
405.03	1200 dia RC liner Street Gully to suit 675dia max stormwater pipe	No	50.00	\$ 153,000.00	\$ 63,562.50	26.00	\$ 79,560.00	\$ 33,052.50	58.00	\$ 177,480.00	\$ 73,732.50	26.00	\$ 79,560.00	66.00	\$ 201,960.00	4.00	\$ 12,240.00
405.04	1200 dia Class 2 RC liner Side Entry Pit cover and apron to suit 675dia max pipe	No	50.00	\$ 178,500.00	\$ 77,812.50	26.00	\$ 92,820.00	\$ 40,462.50	58.00	\$ 207,060.00	\$ 90,262.50	26.00	\$ 92,820.00	66.00	\$ 235,620.00		
406 - ROCK PROTECTION																	
406.01	Rock protection to Culvert inlet / outlet	m2				26.00	\$ 4,773.60	\$ 1,614.60	58.00	\$ 10,648.80	\$ 3,601.80	26.00	\$ 4,773.60				
407 - KERBING																	
407.01	300 wide Mountable kerb	m															
407.02	230 wide Semi mountable kerb	m	10,000.00	\$ 224,400.00	\$ 14,025.00	4,840.00	\$ 108,609.60	\$ 6,788.10	11,360.00	\$ 254,918.40	\$ 15,932.40	2,590.00	\$ 58,119.60	500.00	\$ 11,220.00		
407.03	Ramp kerb	m											\$ 663.00				
407.04	100 thick N32 concrete pram ramp including	No	36.00	\$ 18,360.00	\$ -1,870.97	28.00	\$ 14,280.00	\$ -1,455.20	30.00	\$ 15,300.00	\$ -1,559.14	29.00	\$ 14,790.00	16.00	\$ 8,160.00		
407.05	Reinstate Kerbing	m														20.00	\$ 571.20
Total Carried Forward to Summary				\$ 5,854,723.50	\$ 620,414.50		\$ 889,378.80	\$ 199,590.11		\$ 2,404,813.20	\$ 522,262.94		\$ 824,557.80		\$ 1,667,822.40		\$ 248,905.50
SERIES 500 - PAVEMENT & SURFACING																	
501 - PAVEMENTS																	
SUBBASE																	
501.01a	200mm thick Limestone subbase in reconstruction	m2	31,000.00	\$ 316,200.00	\$ -105,090.00	15,004.00	\$ 153,040.80	\$ -50,863.56	35,216.00	\$ 359,203.20	\$ -119,382.24	11,137.00	\$ 113,597.40			50.00	\$ 510.00
501.01b	300mm thick Limestone subbase in reconstruction	m2												33,456.00	\$ 511,876.80		
BASECOURSE																	
501.02	100mm thick Gravel basecourse in reconstruction	m2	31,000.00	\$ 284,560.00	\$ -56,148.75	15,004.00	\$ 137,736.72	\$ -27,176.00	35,216.00	\$ 323,282.88	\$ -63,784.98	11,137.00	\$ 102,237.66			50.00	\$ 459.00
501.02a	150mm thick Gravel basecourse in reconstruction	m2												33,456.00	\$ 477,751.68		
503 - BITUMINOUS SURFACING																	
ROADWORKS																	
Primerseal																	
503.03	First coat primerseal with BAR of 0.7 litres/m2 and 7mm aggregate	m2	25,000.00	\$ 68,850.00	\$ 3,037.50	12,100.00	\$ 33,323.40	\$ 1,470.15	28,400.00	\$ 78,213.60	\$ 3,450.60	9,583.00	\$ 26,391.58	29,520.00	\$ 81,298.08	50.00	\$ 137.70
503.04	Single coat primerseal with BAR of ??? litres/m2 and 10mm aggregate	m2				120.00			120.00	\$ 440.64	\$ -10.28	80.00	\$ 293.76				
GENERAL																	
504 - ASPHALT SURFACING																	
ROADWORKS																	
Asphalt																	
504.01x	Tack Coat	m2														50.00	\$ 25.50
504.01	30mm thick Asphalt	m2	25,000.00	\$ 306,000.00	\$ -13,781.25	12,100.00	\$ 148,104.00	\$ -6,870.13	28,400.00	\$ 347,616.00	\$ -15,655.50	9,583.00	\$ 117,295.92	29,520.00	\$ 361,324.80	50.00	\$ 612.00
505 - SEGMENTAL PAVING																	
505.01	50mm thick brick paving on 30mm compacted sand bed	m2	600.00	\$ 36,720.00	\$ 594.00	200.00	\$ 12,240.00	\$ 198.00	500.00	\$ 30,600.00	\$ 495.00	280.50	\$ 17,166.60	800.00	\$ 48,960.00		
Total Carried Forward to Summary				\$ 1,012,350.00	\$ 171,388.50		\$ 484,444.92	\$ 83,492.44		\$ 1,139,356.32	\$ 194,887.38		\$ 376,982.92		\$ 1,481,211.36		\$ 1,744.20
SERIES 600 - TRAFFIC FACILITIES																	
601 - SIGNS																	
602 - GUIDE POSTS																	
603 - ROAD SAFETY BARRIER SYSTEMS																	
603.01	Galvanised W-beam barrier	m												6,560.00	\$ 1,338,240.00		
604 - PAVEMENT MARKING																	
Total Carried Forward to Summary															\$ 1,338,240.00		
SERIES 700 - ELECTRICAL AND LIGHTING																	
701 - ROADWAY LIGHTING																	
SUPPLY & INSTALLATION OF NEW LIGHTING POLES COMPLETE																	
701.01	Single galvanised light pole, single outreach arm and luminaire	No	50.00	\$ 510,000.00	\$ 171,983.88	26.00	\$ 265,200.00	\$ 88,431.62	58.00	\$ 591,600.00	\$ 199,501.30	13.00	\$ 132,600.00	66.00	\$ 673,200.00		
701.03	Additional street lighting as per Shire	Sum												1.00	\$ 510,000.00		

		Sansimeon Boulevard			Doley Road			Orton Road			Warrington Road		Thomas Road		Kardan Boulevard		
MRWA Item	Description Number	Unit	Quantity	Rate	Difference \$	Quantity	Rate	Difference \$	Quantity	Rate	Difference \$	Quantity	Rate	Quantity	Rate	Quantity	Rate
Total Carried Forward to Summary				\$ 510,000.00	\$ 171,983.88		\$ 265,200.00	\$ 89,431.62		\$ 691,600.00	\$ 199,501.30		\$ 132,600.00		\$ 1,183,200.00		
SERIES 900 - MISCELLANEOUS																	
901 - MISCELLANEOUS WORKS																	
901.06	100 thick N32 concrete footpath and thickening	m2	10,000.00	\$ 357,000.00	\$ 85,912.50	9,680.00	\$ 345,576.00	\$ 83,163.30	22,720.00	\$ 811,104.00	\$ 195,193.20	3,237.50	\$ 115,578.75	13,120.00	\$ 468,384.00	15.00	\$ 535.50
901.07	Reconstruct crossing headwall structure including safety railing	Item														1.00	\$ 32,696.87
Total Carried Forward to Summary				\$ 357,000.00	\$ 85,912.50		\$ 345,576.00	\$ 83,163.30		\$ 811,104.00	\$ 195,193.20		\$ 115,578.75		\$ 468,384.00		\$ 33,232.37
TOTAL - SCHEDULE NO. 2				\$ 8,505,448.50	\$ 396,734.09		\$ 2,289,249.65	\$ 31,606.82		\$ 5,661,919.63	\$ 118,662.14		\$ 1,669,992.76		\$ 7,360,450.56		\$ 419,230.13
SCHEDULE No. 3 - PROVISIONAL SUMS																	
PROVISIONAL SUMS																	
TRAFFIC FACILITIES																	
PS.01	Signalised Intersection	P.S.	1.00			1.00			1.00					1.00	\$ 357,000.00		
PS.02	Signs	P.S.	1.00	\$ 15,300.00	\$ 300.00	1.00	\$ 10,200.00	\$ 200.00	1.00	\$ 20,400.00	\$ 400.00	1.00	\$ 10,200.00	1.00	\$ 30,600.00	1.00	
PS.03	Pavement Marking	P.S.	1.00	\$ 71,400.00	\$ 1,400.00	1.00	\$ 40,800.00	\$ 800.00	1.00	\$ 91,800.00	\$ 1,800.00	1.00	\$ 40,800.00	1.00	\$ 153,000.00	1.00	
PS.04	Roundabouts	P.S.	2.00	\$ 408,000.00	\$ 117,000.00	1.00	\$ -	\$ -	1.00	\$ 204,000.00	\$ 196,000.00	1.00		1.00		1.00	\$ 204,000.00
PS.05	Traffic Management	P.S.	1.00	\$ 204,000.00	\$ 196,000.00	1.00	\$ 102,000.00	\$ 98,000.00	1.00	\$ 255,000.00	\$ 245,000.00	1.00	\$ 102,000.00	1.00	\$ 357,000.00	1.00	
PS.06	Bio Filler Landscaping	P.S.	1.00	\$ 637,500.00	\$ 12,500.00	1.00	\$ 246,840.00	\$ 4,840.00	1.00	\$ 579,360.00	\$ 11,360.00	1.00	\$ 264,180.00	1.00	\$ 306,000.00	1.00	
PUBLIC UTILITIES																	
PS.07	Western Power - Roadway Lighting	P.S.	1.00	\$ 45,900.00	\$ 900.00	1.00	\$ 205,700.00	\$ 4,033.33	1.00	\$ 482,800.00	\$ 9,466.67	1.00	\$ 110,075.00	1.00	\$ 61,200.00	1.00	
PS.08	Western Power - Relocate Existing HV Transmission Poles etc.	P.S.	1.00	\$ -	\$ -	1.00	\$ -	\$ -	1.00	\$ 1,526,817.60	\$ 29,937.60	1.00		1.00	\$ 1,654,052.40	1.00	
PS.09	Telstra	P.S.	1.00	\$ -	\$ -	1.00	\$ 292,640.04	\$ 5,738.04	1.00	\$ 229,022.64	\$ 4,490.64	1.00		1.00	\$ 629,812.26	1.00	
PS.10	Westnet Energy	P.S.	1.00	\$ -	\$ -	1.00	\$ 40,715.34	\$ 798.34	1.00	\$ 50,893.92	\$ 997.92	1.00	\$ 407,836.80	1.00	\$ 66,162.30	1.00	
PS.11	Water Corporation	P.S.	1.00	\$ -	\$ -	1.00	\$ -	\$ -	1.00	\$ -	\$ -	1.00		1.00	\$ 262,167.54	1.00	
TOTAL - SCHEDULE NO. 3				\$ 1,382,100	\$ 297,900.00		\$ 938,895.38	\$ 81,590.29		\$ 3,440,094.16	\$ 382,547.17		\$ 935,091.80		\$ 3,676,994.50		\$ 204,000.00
REMAINING COST as at Feb 2018				\$ 11,086,784	\$ 153,393		\$ 3,588,194	\$ 44,717		\$ 9,763,560	\$ 400,679		\$ 2,881,534		\$ 12,282,106		\$ 730,626
Updated Remaining value as at September 2021 (Indexed at 3.6% for FY 20/21)				\$ 11,050,209			\$ 1,748,465			\$ 11,005,172			\$ 2,985,269		\$ 850,150		\$ 757,136

APPENDIX C

The Glades DOS Oval Summary of Estimated Costs

Cost of Works	Estimated Cost (excl GST)				Total Cost Indexed 2% (from 2018)	Total Cost Indexed 3.6% to Sept 2021
Civil and drainage*	\$752,787.69				\$ 767,843.45	\$ 795,485.81
Irrigation	\$81,600.00				\$ 83,232.00	\$ 86,228.35
Landscape & Maintenance (turf grassing & 12 months maintenance)	\$241,740.00				\$ 246,574.80	\$ 255,451.49
Subtotal for works	\$1,076,127.69				\$ 1,097,650.25	\$ 1,137,165.66
Fees for Service					\$ -	\$ -
Engineer	\$46,853.70				\$ 47,790.77	\$ 49,511.24
Surveyor	\$11,271.00				\$ 11,496.42	\$ 11,910.29
Landscape Architect	\$18,372.24				\$ 18,739.68	\$ 19,414.31
Project Management	\$43,207.20				\$ 44,071.34	\$ 45,657.91
Contingency (5%)	\$5,985.36				\$ 6,105.07	\$ 6,324.85
Subtotal for service	\$125,689.50				\$ 128,203.29	\$ 132,818.61
Total Costs	\$1,201,817.19				\$ 1,225,853.54	\$ 1,269,984.26

Civil and Drainage Breakdown*					\$ -	\$ -
<u>Prelims and Establishment</u>	Qty	Unit	Rate	Total	Total	Total
Mob/demob	1	Item	\$5,100.00	\$5,100.00	\$ 5,202.00	\$ 5,389.27
Insurances	1	Item	\$5,100.00	\$5,100.00	\$ 5,202.00	\$ 5,389.27
BCTIF Levy	1	Item	\$2,550.00	\$2,550.00	\$ 2,601.00	\$ 2,694.64
PMP	1	Item	\$1,020.00	\$1,020.00	\$ 1,040.40	\$ 1,077.85
Dust Bond	1	Item	\$3,570.00	-	-	\$ -
Supervision	4	Weeks	\$3,060.00	\$12,240.00	\$ 12,484.80	\$ 12,934.25
Survey	4	Weeks	\$1,106.70	\$4,426.80	\$ 4,515.34	\$ 4,677.89
Water for Construction	1	Item	\$5,100.00	\$5,100.00	\$ 5,202.00	\$ 5,389.27
Subtotal				\$35,536.80	\$ 36,247.54	\$ 37,552.45
<u>Siteworks and Dust Control</u>	Qty	Unit	Rate	Total	Total	Total
Windbreak Fencing	400	m	\$16.48	\$6,593.28	\$ 6,725.15	\$ 6,967.25
Dust Control during Contract	4	Weeks	\$510.00	\$2,040.00	\$ 2,080.80	\$ 2,155.71
Contactors Site Accommodation	4	Weeks	\$408.00	\$1,632.00	\$ 1,664.64	\$ 1,724.57
Maintenance of haul road	4	Weeks	\$255.00	\$1,020.00	\$ 1,040.40	\$ 1,077.85
Dustex application	4	Weeks	\$1,530.00	\$6,120.00	\$ 6,242.40	\$ 6,467.13
Subtotal				\$17,405.28	\$ 17,753.39	\$ 18,392.51
<u>Earthworks</u>	Qty	Unit	Rate	Total	Total	Total
Clearing	2	HA	\$5,151.00	\$10,302.00	\$ 10,508.04	\$ 10,886.33
Topsoil stripping and stockpile	20,000	m ²	\$0.28	\$5,508.00	\$ 5,618.16	\$ 5,820.41
Topsoil screening and replacement (not allowed)				0	\$ -	\$ -
Proof Rolling	20,000	m ²	\$0.09	\$1,836.00	\$ 1,872.72	\$ 1,940.14
Geotech certification	1	Item	\$2,550.00	\$2,550.00	\$ 2,601.00	\$ 2,694.64
Cut to fill to achieve subgrade	9,875	m ²	\$3.13	\$30,922.58	\$ 31,541.03	\$ 32,676.50
Cut to stockpile	1,000	m ³	\$3.13	\$3,131.40	\$ 3,194.03	\$ 3,309.01
Import Fill (700mm Sand Layer)	13,825	m ³	\$24.72	\$341,820.36	\$ 348,656.77	\$ 361,208.41
Import Fill (300mm Sports Media Layer)	5,925	m ³	\$24.72	\$146,494.44	\$ 149,424.33	\$ 154,803.60
QA Testing	1	Item	\$5,100.00	\$5,100.00	\$ 5,202.00	\$ 5,389.27
Subtotal				\$547,664.78	\$ 558,618.07	\$ 578,728.32
<u>Stormwater Drainage</u>	Qty	Unit	Rate	Total	Total	Total
Preliminaries	1	Item	\$6,120.00	\$6,120.00	\$ 6,242.40	\$ 6,467.13
Excavate and backfill 0-2m	900	m	\$26.83	\$24,143.40	\$ 24,626.27	\$ 25,512.81
Sand bedding and cover	900	m	\$8.94	\$8,041.68	\$ 8,202.51	\$ 8,497.80
Placement of AG lime	900	m	\$3.13	\$2,818.26	\$ 2,874.63	\$ 2,978.11
Supply and cart AG lime to trench	10	Item	\$40.80	\$408.00	\$ 416.16	\$ 431.14
Supply and install subsoil drainage	900	m	\$47.39	\$42,650.28	\$ 43,503.29	\$ 45,069.40
Junction Pits	2	Item	\$2,040.00	\$4,080.00	\$ 4,161.60	\$ 4,311.42
Locate and Protect Existing	1	Item	\$510.00	\$510.00	\$ 520.20	\$ 538.93
Survey	1	Item	\$2,550.00	\$2,550.00	\$ 2,601.00	\$ 2,694.64
D-Spec	1	Item	\$3,570.00	\$3,570.00	\$ 3,641.40	\$ 3,772.49
Subtotal				\$94,891.62	\$ 96,789.45	\$ 100,273.87
<u>Underground Power</u>	Qty	Unit	Rate	Total	Total	Total
Supply, excavate and lay 100mm duct	200	m	\$11.54	\$2,307.24	\$ 2,353.38	\$ 2,438.11
25mm service cable	200	m	\$19.38	\$3,876.00	\$ 3,953.52	\$ 4,095.85
Uni Pillar	1	Item	\$5,100.00	\$5,100.00	\$ 5,202.00	\$ 5,389.27
Joints	3	Item	\$326.40	\$979.20	\$ 998.78	\$ 1,034.74
Mob/Demob	1	Item	\$3,060.00	\$3,060.00	\$ 3,121.20	\$ 3,233.56
Testing	1	Item	\$4,080.00	\$4,080.00	\$ 4,161.60	\$ 4,311.42
Transport Materials	1	Item	\$2,040.00	\$2,040.00	\$ 2,080.80	\$ 2,155.71
Subtotal				\$21,442.44	\$ 21,871.29	\$ 22,658.66
Contract Contingency (5%)				\$35,847.05	\$ 36,563.99	\$ 37,880.29
Contract Total				\$752,787.96	\$ 767,843.72	\$ 795,486.09



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Ms Sally Murphy
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Shire of Serpentine Jarrahdale
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Our ref: 210140

Date: 22 July 2021

Dear Sally,

Re: Byford Development Contribution Plan – Land Valuation (Residential and Non Residential)

We refer to your instruction to provide \$/m² rates for residential and non residential land within the Byford DCP area which will apply for the 2021/22 financial year.

The date of this advice is at 1 August 2021 in accordance with our instruction.

The Byford DCP involves the acquisition of land required for purposes of the DCP including, but not limited to, road widening, public open space, district open space and drainage.

Appendix 10 of the Shire of Serpentine Jarrahdale TPS No. 2 describes the works and associated land for the implementation of the Byford DCP. Provisions of the State Planning Policy 3.6 (SPP 3.6) require that each land transferred to the Crown be valued in accordance with the principles of Market Value.

Definition of Market Value

The Australian Property Institute (API) has adopted the international definition of Market Value, namely:

'Market Value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion'

It should be noted that within this definition no account is taken of the value or other advantage of benefit, additional to market value, to the buyer incidental to ownership of the property being valued. It therefore excludes any premium that may be applicable by a "special purchaser" such as an adjoining owner.

SPP 3.6 applies to the DCP. The definition of Value reference in SPP 3.6 recited hereunder also applies:

"Value" means the fair market value of the land, at a specified date, which is defined as the capital sum that would be negotiated in an arms length transaction in an open and unrestricted market, assuming the highest and best use of the land with all its potential and limitations (other than the limitations arising from the transaction for which the land is being valued), wherein the parties act knowledgeably, prudently and without compulsion to buy or sell.

Market Uncertainty (as recommended by the API)

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020.

We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

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.

Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

Valuation Methodology

Market Value shall be determined by methodology primarily based on comparable sales evidence. Analysis of comparable sales shall account for all circumstances that might affect value, either advantageously or prejudicially, and that development contributions or other statutory charges are not attributable to the land.

For avoidance of doubt and assistance in interpretation of SPP 3.6 a discount of 2.5% including GST, being an allowance for selling costs (sales commission, marketing and legal costs), shall be applied to Market Value based on definitions and Spencer Case principles.

Other Valuation Considerations

Market Values of Land shall include GST.

We have been specifically instructed that the Valuations should have due regard to the characteristics of the Land including:

- a) highest and best use, zoning, development density and efficiency;
- b) physical characteristics such as size, topographical, aesthetic, geological and environmental factors;
- c) location, access and surrounding amenities;
- d) market conditions and the then present demand for land; and
- e) development levies.

Valuations should assume that the Land:

- a) benefits from reticulated services to a boundary (including water, sewer, power reticulation etc);
- b) is unimproved;
- c) is unencumbered by native title or contamination detriments; and
- d) the englobo land area of the parent landholding is as at 22 August 2005, being the relevant date on which the Byford District Structure Plan was adopted by the Shire of Serpentine Jarrahdale.

Assumptions

As per our instructions we are to assume the following:

Standard Residential / Non Standard Residential:

The rate is to be based on an indicative R20 zoned 5 hectare land parcel with no servicing constraints within the Byford DCA1 area.

Non Residential:

This rate is based on a Mixed Use / R60 zoned area within the planned commercial / town centre precincts within 'The Glades', 'Redgum Brook', and the 'Town Centre'. It is to be assumed the typical land parcel is a regular shaped 5 hectare area which requires servicing but within close proximity to services so there are no major servicing constraints and no major geotechnical / environmental issues.



Market Commentary

REIWA Market Overview – March Quarter 2021

Sales activity

Sales activity decreased by five percent in the Greater Perth region during the March 2021 quarter, with REIWA members reporting 12,328 transactions. This decrease can be attributed to a four percent fall in house sales, a one percent rise in unit sales, and a 15 percent fall in vacant land sales over the quarter.

Median sale price

The house median sale price is currently at \$499,000 for the March 2021 quarter, which is 1.8 percent higher than the December 2020 quarter median. On an annual basis, the Greater Perth region's house median price has risen by 4.0 percent. The Greater Perth region's unit median sale price is currently at \$381,750 for the March 2021 quarter, which is 0.5 percent higher than the December 2020 quarter median. On an annual basis, the Greater Perth region's unit median price has risen by 0.5 percent.

Of the house sales that have settled so far this quarter, those that sold at \$800,000 or more accounted for 18 percent of all house transactions, whilst approximately 15 percent of all house transactions occurred at or below \$350,000.

On average, properties are selling seven days faster than the previous quarter taking 16 days to sell but are leasing one days slower than the previous quarter taking 21 days to lease.

Listings for sale or rent

There were 8,265 properties for sale in the Greater Perth region at the end of the March 2021 quarter, which is one percent more than the December 2020 quarter but 33 percent less than the March 2020 quarter. There were 2,665 properties for rent in the Greater Perth region at the end of the March 2021 quarter, which is 10 percent more than the December 2020 quarter but 51 percent less than the March 2020 quarter.

Leasing activity

Leasing activity decreased by one percent in the Greater Perth region during the March 2021 quarter, with REIWA members reporting 9,476 properties leased. On an annual basis, leasing activity in the Greater Perth region has fallen by 30 percent. The overall median rent in the Greater Perth region rose by \$15 to \$410 per week during the March 2021 quarter. Compared to the March 2020 quarter, the Greater Perth region's overall median rent is \$50 per week higher.

Local Market Overview

Demand for englobo residential land holdings with short to medium term subdivision potential over the past 3 – 5 years has generally been soft, largely as a result of a lack of depth in the end lot sale market. This had corresponded in lower sale volumes across almost all land estates in the Perth Metropolitan market.

In early 2020 in response to the COVID-19 pandemic and associated economic downturn the Federal and State Governments announced significant incentives to reinvigorate the housing sector and building industry. The Federal Government announced a \$25,000 tax free 'HomeBuilder' grant to be utilised for new home builds worth less than \$750,000 (inclusive of land value) or substantial renovations. The State Government announced a similar non-means tested \$20,000 tax free grant to be utilised for the same purposes.

The grants were initially available between 4 June 2020 and 31 December 2020 however the State Government extended the grants until June 2021 whilst the Federal grant period was extended until 14 April 2021. The demand placed on the construction sector in combination with a skilled labour shortage due to COVID travel restrictions resulted in the Government extending the construction commencement requirement from 6 to 18 months for all applications.

The home building incentives gave the retail land market a significant boost with nearly all land estates reporting significantly increased enquiries and lot sales across all markets. Post the grants expiring it appeared that these incentives had exhausted the demand for vacant land with limited inquiry existing. However, given the broader strength of the Western Australian property market currently and forecasted for the second half of 2021 on the back of historically low interest rates, high levels of government stimulus, the reopening of domestic borders and improved economic activity, we consider the broader outlook to be positive.



Information released by Real Estate Institute of Western Australia for the December Quarter 2019 states;

Suburb	Year to Date 2021		2020		2019	
	Land Sales	Median Price	Land Sales	Median Price	Land Sales	Median Price
Byford	466	\$179,000	156	\$175,000	194	\$175,000
Haynes	146	\$186,500	60	\$187,250	95	\$183,000
Hilbert	196	\$179,000	96	\$175,000	90	\$180,250
Piara Waters	493	\$275,000	282	\$260,000	296	\$265,500
Southern River	275	\$251,000	93	\$260,000	68	\$260,000
Whitby	25	\$180,000	13	\$183,000	23	\$187,000

Suburb	Quarterly Change in Median	Annual Change in Median
Byford	1.1%	2.3%
Haynes	0.0%	-0.4%
Hilbert	0.0%	2.3%
Piara Waters	0.7%	5.8%
Southern River	-0.8%	-3.5%
Whitby	-0.0%	-1.6%



Market Evidence

In deriving a market value for the Residential and Non Residential land rates within the Byford DCP area we have analysed recent sales of englobo properties from throughout the Perth metropolitan area. We note limited land transactions have occurred within Byford and within the DCP area and therefore we have had to examine sales from within the greater Perth Metropolitan area.

Sales Evidence – Residential Land

Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ²
Lots 46 and 47 Gray Road, Haynes	February 2021	\$3,318,355 GST free	39,954	\$83
<p>Two contiguous allotments fronting Gray Road, a slip road situated alongside the arterial route of Armadale Road. The combined allotment is of an irregular shape. Lot 47 is improved with a circa 1960's built residence considered to add no value to the property. Lot 46 is a former market garden and improved with concrete hardstand which appears to be the remnants of an old workshop.</p> <p>The properties form part of the Wungong Urban Water Master Plan area. Within the Wungong Urban Water Master Plan the properties are zoned predominantly 'Suburban'. General site requirements for 'Suburban' zoned land within the Wungong Urban Water Master Plan Precinct dictate a minimum lot size of 200 square metres and maximum lot size of 575 square metres.</p> <p>A 25 metre wide strip of land to the southern boundary is zoned 'Foreshore Buffer' as a result of the properties backing on to Neerigen Brook. From aerial mapping technology we have estimated the foreshore buffer to comprise approximately 6,000 square metres.</p> <p>A development application was submitted in August 2020 for the construction of 86 grouped dwellings, 11 multiple dwellings and associated community centre as part of a lifestyle village. The application was approved in June 2021. A condition of the application was that the foreshore reserve was to be ceded free of cost to the Crown.</p> <p>On a developable land basis the sale price reflects an approximate rate per square metre of \$98.</p>				
346 Forrest Road, Haynes	February 2021	\$2,025,000 GST free	33,319	\$61
<p>Battle-axe shaped allotment accessed via Forrest Road in Haynes. The site adjoins the Haynes residential development front to the west. The site is predominantly flat, level and cleared.</p> <p>The property is situated within Precinct 13 Eighth Road (D) Structure Plan under the Wungong Urban Water Project Area. Under the Structure Plan the property is predominantly zoned 'Suburban / R35' with a small portion of the site zoned 'School'.</p>				
108 Lentara Place, Hilbert	August 2020	\$3,300,000 GST inclusive	50,500	\$65
<p>Slightly irregular shaped unimproved allotment. The site is predominantly flat and level and partially cleared.</p> <p>The property forms part of the Wungong Urban Water Master Plan area. Within the Wungong Urban Water Master Plan the property is zoned predominantly 'High School'. A portion of the site is zoned 'Suburban' under the master plan.</p> <p>The property was purchased by the WAPC. We have assumed the property was purchased to eventually be transferred to the Department of Education for the development of a high school. We have not been privy to any details behind the transaction and whether any premium on market rates was paid as part of compensation to the owner. We have therefore treated the sale with an element of caution.</p>				



Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ²
66 Balannup Road, Harrisdale	August 2020	\$1,850,000 GST free	20,235	\$91
<p>Regular shaped rural residential allotment improved with a circa 1995 built two level residence, below ground swimming pool and several iron sheds. The improvements present to a fair condition.</p> <p>The property is zoned 'General Rural' under the City of Armadale Town Planning Scheme No.4 and 'Urban Deferred' under the MRS.</p> <p>Discussion with Mr Danny Sharrett of Century 21 Team Brockhurst, selling agent, have indicated the property was purchased with cash and the owner intended to use the improvements for charitable purposes but acquired the property primarily as a long term landbank.</p>				
116 Warrington Road, Byford	February 2020	\$1,100,000 GST free	19,788	\$56
<p>Rectangular shaped allotment improved with an older style residence considered to add no value to the property. The properties are situated within the Doley Road Precinct Local Structure Plan. Under the Structure Plan the property is zoned part 'Residential – R25/40' and part 'Public Open Space'.</p>				
19 Lentara Place, Hilbert	October 2019	\$2,525,000 GST free	44,829	\$56
<p>Slightly irregular shaped allotment improved at the date of sale with an older style residence which has since been demolished. The site is predominantly flat and level and partially cleared.</p> <p>The property forms part of the Wungong Urban Water Master Plan area. Within the Wungong Urban Water Master Plan the property is zoned predominantly 'High School'. A small portion of the site is zoned 'Suburban' under the master plan.</p> <p>The property was purchased by the WAPC. We have assumed the property was purchased to eventually be transferred to the Department of Education for the development of a high school. We have not been privy to any details behind the transaction and whether any premium on market rates was paid as part of compensation to the owner. We have therefore treated the sale with an element of caution.</p>				
Lot 101 Mandurah Road, Madora Bay	October 2019	\$52,250,000 GST inclusive	1,427,000	\$37
<p>The property comprises a residential englobo development site located in Madora Bay. A 21.2063 hectare strip fronting the Indian Ocean to the west is reserved for 'Regional Open Space' whilst the 121.4945 hectare balance of the land is zoned 'Urban' under the PRS. Madora Bay is located approximately 58 kilometres south west of the Perth CBD and approximately 8 kilometres north of the Mandurah City Centre.</p> <p>The property is situated within the Madora Bay North Local Structure Plan which designates residential density at a mix of Residential R20, R25 and R40, with commercial and mixed use sites and a primary school site. Part of the unreserved portion of the site had a subdivision approval issued on 25 January 2018. The approval is for the development of 242 single residential allotment ranging in size from 432 to 1,061 square metres.</p> <p>Sale price includes full (1/11th) GST.</p>				
550 Lake Road, Champion Lakes	July 2019	\$2,250,000 GST free	33,822	\$67
<p>A rectangular rural allotment situated on Lake Road in close proximity to bordering suburbs of Seville Grove and Forrestdale. The site is improved with a circa 1997 built brick and tile four bedroom two bathroom residence. Ancillary improvements comprise a workshop, water tank and below ground pool.</p> <p>Zoned 'Urban' under the City of Armadale Local Planning Scheme No.4 and 'Urban' under the MRS. The site falls under the Lake Road Precinct A1 Structure Plan where it is zoned 'Residential R25/R40'. The property is at some distance from the residential development front and will require services to be extended to enable subdivision to occur.</p>				



Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ²
147 and 155 Warrington Road, Byford	August 2019	\$4,569,000 GST free	67,324	\$68
<p>Two contiguous rectangular shaped properties situated to the southern periphery of Byford. Both properties are predominantly flat, level and cleared and each is improved with a single level residence and iron shed / stables.</p> <p>The properties are situated within the Doley Road Precinct Local Structure Plan. Under the Structure Plan 147 Warrington Road is zoned 'Residential – R40/60' and 155 Warrington Road is zoned 'Residential – R25/40'.</p> <p>155 Warrington Road was previously being marketed for sale by Miguel De Freitas of De Freitas & Ryan Commercial Pty Ltd. Discussions with Mr De Freitas have revealed the owners took the property off the market to sell privately and included the adjoining lot to the north. The properties were purchased by Baptistcare WA Ltd at a price Mr De Freitas considered to be towards the top end of market rates. Baptistcare WA is a not for profit provider of aged care. Given the lack of information available for this sale we have exercised a degree of caution in relying on the transaction.</p>				
140 Soldiers Road, Byford	March 2018	\$810,000 GST free	20,600	\$39
<p>A regular shaped allotment with frontage to Soldiers Road. The allotment is improved with a circa 1981 brick and iron residence, water tank and brick shed, all of which are considered to add minimal value to the site. The site shares its northern border with Bush Forever Site No.371.</p> <p>Zoned 'Urban Development' under the Shire of Serpentine – Jarrahdale Local Planning Scheme No. 2 and 'Parks and Recreation Reserve' under the MRS. The property falls under the Doley Road Precinct Structure Plan where it is identified as 'Residential R25/R40'.</p> <p>The property remains at some distance from the urban development front and presents as a medium to longer term landbank. The lot was purchased by Soldiers Road WA Pty Ltd. The sale price is free of GST.</p>				
Lots 11, 12, 13 and 14, Keirnan Street, Mundijong	February 2018	\$4,900,000 GST free	158,100	\$31
<p>Four contiguous rectangular shaped allotments situated fronting the northern side of Keirnan Street and the western side of Soldiers Road. The properties are unimproved and largely cleared of vegetation. They are predominantly flat and level throughout. The four titles sold as a single parcel.</p> <p>Discussions with the selling agent indicated the property was met with good demand and was purchased by DJ MacCormick, a local land developer.</p> <p>The properties are located within the Mundijong-Whitby District Structure Plan within 'Precinct G' which has a proposed zoning of 'Residential'. The property is currently at some distance from services and the property reflects a medium term land bank. The property is currently zoned 'Urban Development' under the Shire of Serpentine / Jarrahdale Town Planning Scheme No. 2 and 'Urban' under the MRS.</p>				
Lot 1 Abernethy Road, Byford	December 2017	\$11,715,000 GST inclusive	197,206	\$59
<p>A flat, rectangular shaped, cleared landholding situated along a major thoroughfare, adjacent to the Byford town centre, including the Byford Village Shopping Centre (anchored by a Coles supermarket) and opposite Byford Secondary College.</p> <p>The land falls within the Byford Town Centre Local Structure Plan, designated as Residential 'R15', 'R25', 'R30', 'R60' and 'Mixed-Use', together with public open space and drainage reserves.</p> <p>The property sold with subdivision approvals in place for 263 single residential lots plus grouped housing sites. We understand the Seller (Peet Limited) was forecasting a 7 stage development program.</p> <p>The property was marketed for sale from November 2017, reportedly attracting a significant number of expressions received during the campaign. The property was purchased by Aigle Royal. Sale price includes full (1/11th) GST. Given the proximity to major infrastructure within Byford including the Town Centre and the general medium density applicable over the land, the property is deemed generally superior to the majority of land within the Byford DCP area albeit sold in a period of weaker market activity.</p>				



Sales Evidence – Mixed Use / R60

Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ²
200 Arthur Street & 150 & 154 Coast Road, Dayton	Under Contract August 2020	\$4,235,000 GST inclusive	22,249	\$190
<p>The property comprises a neighbourhood shopping centre development site across three titles situated within the developing residential suburb of Dayton. Specifically, the site is within St Leonards Private Estate with exposure to Dayton Boulevard, Arthur Street, Coast Road and Firewood Way. The site is flat, level and fully serviced.</p> <p>The property is zoned 'Special Use' under the City of Swan Town Planning Scheme No. 2 for the development of a local retail centre. Plans exist for a 5,615 square metre shopping centre.</p> <p>The property had been advertised on the market on and off for several years and sold as mortgagee in possession sale. Discussions with Mr Ben Younger of CBRE, sales agent, have indicated the contract is unconditional and is due to settle in June 2021. Mr Younger has indicated the sale price is \$3,850,000 plus GST if the property settles prior to June 15 which Mr Brown considers likely. If the property does not settle before this time the sale price will be reduced to \$3,750,000 plus GST. The property sold subject to full (1/11th) GST and discloses a GST exclusive sale price of \$173 per square metre.</p>				
100 Everglades Avenue, Brabham	April 2020	\$9,798,800 GST inclusive	36,800	\$266
<p>The property comprises a vacant cleared and levelled commercial allotment with frontage to Everglade Avenue, Nuytsia Way and Mayfield Drive on the southern periphery of the Brabham residential development front.</p> <p>The property is zoned 'District Centre' with an underlying residential density of 'R100' and is situated within the 'Shopping Centre Precinct' of the Brabham Activity Centre Structure Plan.</p> <p>The property was purchased by Coles Group Property Developments Ltd and full GST (1/11th) was included in the sale price, disclosing a net rate per square metre of \$242.</p>				
155 Malarkey Road, Byford	Under Contract Circa Early 2020	\$1,500,000 plus GST	10,373	\$145
<p>The property comprises a triangular shaped neighbourhood shopping centre development site situated south of Thomas Road in the northern periphery of the Byford residential area. The property forms part of the Redgum Brook Estate. The site is provided high levels of exposure to Thomas Road, is flat and level and has services available.</p> <p>Zoned 'Neighbourhood Centre' under the Redgum Brook Estate North Structure Plan and 'Urban Development' under the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2. The site is affected by an 'other regional roads (reserve)' under the MRS.</p> <p>The site has significant issues including servicing and access. The maximum lettable area permitted on the site is also capped at 1,000 square metres. Access is prohibited from Thomas Road.</p> <p>Discussions with the selling agent Mr Blake Duffield of Satterley Property Group revealed the site has a contract in place for circa \$1,500,000 plus GST which shows a net rate per square metre of \$145.</p>				
33-69 Bailey Boulevard, Dawesville	April 2019	\$9,680,000 GST inclusive	121,300	\$80
<p>The site comprises a regular shaped unimproved development site with frontage to Dawesville Bypass.</p> <p>A Local Structure Plan exists titled 'Lot 7 Dawesville Road West' which was drawn up by National Lifestyle Villages and approved by the council in 2011 and by the WAPC in 2012. The plan outlines a maximum of 286 park homes and includes village facilities such as tennis courts and lawn bowls, boat and caravan parking, orchard and vegetable garden, a family centre and workshop and art space.</p> <p>Discussions with the City of Mandurah disclosed the plan is valid until 2025, however nearly all parties who were interested / contacted the City about the site since circa 2012 indicated they intended to create a new structure plan.</p> <p>The property was purchased by Signature Land Care Holdings. Zoned 'Urban Development' under the City of Mandurah Town Planning Scheme No. 3 and 'Urban' under the Peel Region Scheme.</p>				



Address	Sale Date	Sale Price	Land Area (m ²)	\$/m ²
129 & 139 Victoria Road, Dayton	February 2019	\$4,700,000 GST inclusive	33,775	\$139
<p>Two contiguous allotments fronting Victoria Road and situated directly opposite residential development to the north. The properties have been fully cleared prior to sale and are flat and level.</p> <p>Zoned 'Special Use' under the City of Swan Local Planning Scheme No.17 and 'Urban' under the MRS. The properties have WAPC conditional approval, issued November 2015, to be subdivided into 78 residential allotments ranging in size from 213 to 450 square metres at a residential density of 'R30/40'.</p> <p>The southern boundaries of the properties adjoin Reid Highway and a number of the proposed allotments to the southern boundary will be subject to Quiet House Design Requirements and Bushfire Attack Level (BAL) construction standards.</p> <p>Discussions with Mr Rob Selid of Burgess Rawson, selling agent, indicated that vendor was looking to use funds from the property to reinvest elsewhere so was a motivated seller. Mr Selid revealed approximately \$600,000 had been spent on professional fees and engineering work as at the date of sale. The property was purchased GST inclusive under the margin scheme however since the property was purchased for \$5,900,000 in July 2015 the GST component was nil.</p>				
126 Semple Court, Cockburn Central	November 2018	\$1,733,000 GST free	8,321	\$208
<p>A narrow rectangular shaped allotment improved with a single level residence presented in average condition. The improvements whilst functional are considered to add no value. The property adjoins the residential development front to the south.</p> <p>The property is zoned 'Urban' under the MRS and is within 'Development Area 19' within the City of Cockburn TPS. The site has residential densities of 'R25, 40 and R60' with P.O.S to the rear of the site.</p>				
31 Muriel Court, Cockburn Central	November 2018	\$1,375,000 GST free	8,119	\$169
<p>A narrow rectangular shaped allotment improved with a single level residence presented in average condition. The improvements whilst functional are considered to add no value.</p> <p>The property is zoned 'Urban' under the MRS and is within 'Development Area 19' within the City of Cockburn TPS. The site has residential densities of 'R60 and R80' with approximately 1,960 square metres of P.O.S.</p>				
3 Larsen Road, 777 & 783 South Western Highway, Byford	September 2015	\$4,510,000	28,237	\$160
<p>This parcel comprises 3 contiguous lots with frontage to Larsen Road to the north, South Western Highway to the east and George Street to the west. George Street is not fully constructed along the western boundary of the property. The properties are zoned 'showroom / warehouse' under the Shire of Serpentine – Jarrahdale Town Planning Scheme.</p> <p>3 Larsen Road was contracted at \$1,980,000 including GST and comprises an 11,600 square metre irregular shaped corner site which is essentially vacant land. The purchase price reflects \$171 per square metre. 777 South Western Highway comprises an 8,684 square metre site improved with an older style building which adds no value and requires demolition. The purchase price was \$1,320,000 including GST, reflecting \$152/m². 783 South Western Highway comprising a 7,898 square metre site improved with a residence which adds no value. The purchase price was \$1,210,000 including GST, reflecting \$153/m². Demolition cost was included in the sale. The properties were sold subject to simultaneous settlement.</p> <p>The 'showroom / warehouse' zoning is considered inferior to the 'Mixed Use / R60' zoning applicable for the non residential rate, the lots comprise 3 road frontages (mostly constructed) are serviced and provide three individual titles, which are beneficial to the assumptions with respect to the subject 5 hectare lot. On this basis the overall rate displayed is considered superior.</p>				



General Comments

- The Perth residential and commercial property markets have softened over the past 6 years prior to 2020. In the last half of 2020 and the first 6 months of 2021 the property markets have experienced growth.
- As a result of building grants initiated by the State and Federal Governments, in response to the COVID-19 pandemic, demand for single residential lots in the latter half of 2020 grew strongly. Demand has tapered off slightly in 2021 however is still positive in comparison to pre-2020.
- With respect to the non – residential land, we note there have been limited comparable sales with Byford. This is reflective of the previously depressed state of the market but more so the fact that Byford is a developing residential locality on the outskirts of the Perth Metropolitan area and land rates within the area are generally significantly inferior to most sales evidence. Further sales of circa 2 – 5 hectare land parcels suited to Mixed Use / R60 development are extremely rare within the market.

Estimated Land Value

Standard Residential / Non Standard Residential:

Based on the information available to us and taking into consideration the 2.5% discount applicable we have adopted as at 1 August 2021 a land rate of \$51.50 per square metre including GST.

Non Residential:

Based on the information available to us and taking into consideration the 2.5% discount applicable we have adopted as at 1 August 2021 a land rate of \$110 per square metre including GST.

Land Value Rate (LVR)

Based on current market conditions I consider an estimated growth rate within the DCP 1 Area to be in the range of 1.0% to 2.0%. We have adopted 1.50% as our predicted growth for land values over the next 12 months.

Limiting Conditions

Valuation Qualifications

Neither the whole nor any part of this valuation report or any reference to it may be included in any published document, circular or statement without the written approval of MMJ Real Estate (WA) Pty Ltd as to the form and context in which it may appear.

This valuation report has been prepared for the specific purpose stated. Any party that relies upon it for an alternative purpose without reference to MMJ Real Estate (WA) Pty Ltd does so at its own risk.

Market Movement Clause

This valuation is current as at the date of valuation only. The value assessed herein may change significantly unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.



Solicitor Mortgage Funds

MMJ Real Estate (WA) Pty Ltd and our insurance provider will not indemnify in respect to valuations carried out by MMJ Real Estate (WA) Pty Ltd which involve solicitor introduced mortgages, including but not limited to any loans emanating from any solicitor controlled or managed mortgage fund or private lending fund and/or scheme management.

(This endorsement does not exclude MMJ Real Estate (WA) Pty Ltd from providing valuations to a Managed Invest Act governed lender, subject always to all other policy terms, conditions and endorsements).

Assignment

Underwriters will not indemnify the Insured in respect of valuations carried out by the Insured where the valuation is assigned to a third party without the specific written consent of the valuer and in accordance with the other conditions of this Endorsement. No indemnity will be granted under any circumstances for any assigned valuation older than 90 days (3 months).

APIV Limited Scheme

Liability limited by a scheme approved under Professional Standards Legislation. MMJ's Limited Liability Scheme Monetary Ceiling is \$5 Million.

We trust this meets with your requirements however, should you have any further queries please do not hesitate to contact the writer.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michael Scott G. Dip'.

Michael Scott G.Dip (Prop Valn), AAPI

Certified Practising Valuer
Licensed Valuer No. 44614 (WA)
Valuer – Valuation Services

APPENDIX E

Land for Infrastructure and DOS - DCP6

Row Labels	Estimated DOS Land Residential	Estimated DOS Land Non-Residential	Remaining DOS Land Residential	Remaining DOS Land Non-Residential	Estimated Land for Roads Residential	Estimated Land for Roads Non-Residential	Remaining Land for Roads Residential	Remaining Land for Roads Non-Residential
DCA1 (IW) Abernethy Road	0	0	0	0	27,419	2,746	0	0
DCA1 (IW) Byford Central DOS	24,979	0	0	0	0	0	0	0
DCA1 (IW) Doley Road (to Orton)	0	0	0	0	17,600	0	8,250	0
DCA1 (IW) Indigo Parkway	0	0	0	0	9,489	1,361	3,903	0
DCA1 (IW) Kalimna DOS	45,518	0	0	0	0	0	0	0
DCA1 (IW) Kardan Boulevard	0	0	0	0	11,098	0	0	0
DCA1 (IW) Orton Road	0	0	0	0	25,200	0	25,200	0
DCA1 (IW) San Simeon Boulevard	0	0	0	0	5,300	4,400	2,708	4,400
DCA1 (IW) The Glades DOS	10,203	0	0	0	0	0	0	0
DCA1 (IW) Thomas Road	0	0	0	0	17,573	1,460	4,210	0
DCA1 (IW) Warrington Road	0	0	0	0	0	0	0	0
Grand Total	80,700	0	0	0	113,679	9,967	44,272	4,400

APPENDIX F

DCA 1 (Byford Traditional Infrastructure DCP) - Lots Summary

Precinct	Fiscal Year Ending	2014	2015	2016	2017	2018	2019	2020	2021	2022
A	Lots Completed	3,042	685	377	122	289	101	155	364	59
	Cumulative Lots Completed	3,042	3,727	4,104	4,225	4,514	4,615	4,770	5,134	5,193
	Lots Remaining	6,984	6,299	5,922	5,801	5,512	5,411	5,256	4,892	4,833
B	Lots Completed	142	0	0	0	0	0	0	0	0
	Cumulative Lots Completed	142	142	142	142	142	142	142	142	142
	Lots Remaining	640	640	640	640	640	640	640	640	640
C	Lots Completed	50	5	10	0	4	4	2	0	0
	Cumulative Lots Completed	50	55	65	65	69	73	75	75	75
	Lots Remaining	580	575	565	565	561	557	555	555	555
D	Lots Completed	5	144	0	109	0	0	0	73	0
	Cumulative Lots Completed	5	149	149	258	258	258	258	331	331
	Lots Remaining	401	257	257	148	148	148	148	75	75
E	Lots Completed	0	0	0	0	0	0	0	0	0
	Cumulative Lots Completed	0	0	0	0	0	0	0	0	0
	Lots Remaining	0	0	0	0	0	0	0	0	0
ALL	Lots Completed	3,239	834	387	231	293	105	157	437	59
	Cumulative Lots Completed	3,239	4,073	4,460	4,690	4,983	5,088	5,245	5,682	5,741
	Lots Remaining	8,605	7,771	7,384	7,154	6,861	6,756	6,599	6,162	6,103
	% Complete	27.3%	34.4%	37.7%	39.6%	42.1%	43.0%	44.3%	48.0%	48.5%
	Growth pa	0.0%	-74.2%	-53.6%	-40.4%	27.1%	-64.3%	49.9%	178.2%	

APPENDIX G

LAND FOR PUBLIC OPEN SPACE

Row Labels	Estimated POS Residential	Estimated POS Non- Residential	Remaining POS Residential	Remaining POS Non- Residential
DCA1 (LSP) Briggs Road Larsen Rd Precinct	15,458	0	15,458	0
DCA1 (LSP) Byford Central	52,303	0	0	0
DCA1 (LSP) Byford Meadows	47,425	0	34,791	0
DCA1 (LSP) Byford Town Centre & The Reserve	51,544	43,265	50,538	15,872
DCA1 (LSP) Byford West	36,254	0	0	0
DCA1 (LSP) Doley Road Precinct	126,300	0	114,033	0
DCA1 (LSP) Grange Meadows (Byford Green)	21,850	0	19,304	0
DCA1 (LSP) Kalimna	53,242	0	0	0
DCA1 (LSP) Lots 59-62 Briggs Rd	23,031	0	23,031	0
DCA1 (LSP) Marri Park	58,494	0	0	0
DCA1 (LSP) Mead St	5,890	0	5,890	0
DCA1 (LSP) Old Quarter	0	0	0	0
DCA1 (LSP) Redgums	97,195	9,802	0	0
DCA1 (LSP) St Thomas Estate	11,868	0	0	0
DCA1 (LSP) Stanley Road North East	14,700	0	14,700	0
DCA1 (LSP) Stanley Road Precinct	27,000	0	27,000	0
DCA1 (LSP) Sunrays	4,236	0	0	0
DCA1 (LSP) The Brook (Aspen) - Lot 2 Nettleton Rd	51,067	0	1,289	0
DCA1 (LSP) The Glades	467,763	0	110,506	0
(blank)			0	0
Grand Total	1,165,620	53,067	416,540	15,872

APPENDIX H

WATER MONITORING COSTS

Description	Hours Qty	People Qty	Salary \$/hr	Sample No. Qty	Sample runs Qty	Cost Per Sample	Sites Qty	Rate \$	Cost	Contingency 25%	Annual Cost (GST Excl)	Years	Total Cost (GST Excl)
Sampling Program Management													
Preparation of Sample and Analysis Plan (SAP)	16	1	\$100						\$1,600	\$400	\$2,000	1	\$2,000
Sampling Preparation	36	1	\$200						\$7,200	\$1,800	\$9,000	5	\$45,000
Sample Collection	144	1	\$200						\$28,800	\$7,200	\$36,000	5	\$180,000
Data Management (site and program registration, data entry, validation)	37	1	\$100						\$3,700	\$925	\$4,625	5	\$23,125
Preparation / assistance with report (Annual Report)	40	5	\$100						\$20,000	\$5,000	\$25,000	5	\$125,000
Travel costs/courier costs	-	-	-					\$500	\$500	\$125	\$625	5	\$3,125
Total - Sampling Program Management									\$61,800	\$15,450	\$77,250		\$378,250
Water Analysis													
Total Nitrogen				14	9	20			\$2,520	\$630	\$3,150	5	\$15,750
Dissolved Organic Nitrogen, DON				14	9	46.36			\$5,842	\$1,460	\$7,302	5	\$36,511
Dissolved Organic Carbon, DOC				14	9	38.18			\$4,811	\$1,203	\$6,014	5	\$30,068
Total Organic Carbon, TOC				14	9	27.27			\$3,436	\$859	\$4,295	5	\$21,477
Total Oxidised Nitrogen, TON (NO3-N + NO2-N)				14	9	11.82			\$1,489	\$372	\$1,861	5	\$9,307
Ammoniacal Nitrogen, NH3-N				14	9	14.55			\$1,833	\$458	\$2,291	5	\$11,455
Total Phosphorus				14	9	23.64			\$2,978	\$745	\$3,723	5	\$18,614
FRP Ortho Phosphorus, PO4-P				14	9	18.18			\$2,291	\$573	\$2,864	5	\$14,318
Total Suspended Solids, TSS				14	9	15.45			\$1,947	\$487	\$2,434	5	\$12,170
Metals Set-up (Filtered)				14	3	14.55			\$611	\$153	\$764	5	\$3,818
Heavy Metals (Al, As, Cd, Cr, Cu, Co, Fe, Hg, Mn, Mo, Ni, Pb, Se & Zn)				14	3	65.45			\$2,749	\$687	\$3,436	5	\$17,182
Total Recoverable Hydrocarbons (TRH)				14	3	63.64			\$2,673	\$668	\$3,341	5	\$16,705
Polycyclic Aromatic Hydrocarbons and BTEX				14	3	65.45			\$2,749	\$687	\$3,436	5	\$17,182
Total Water Hardness (as CaCO3)				14	3	10.91			\$458	\$115	\$573	5	\$2,864
Total - Water Analysis									\$36,387	\$9,097	\$45,484		\$227,421
Sediment Analysis													
Total Recoverable Hydrocarbons (TRH) & BTEX				14	3	56			\$2,352	\$588	\$2,940	5	\$14,700
Polycyclic Aromatic Hydrocarbons (PAH)				14	3	73			\$3,066	\$767	\$3,833	5	\$19,163
Metals Set-up				14	3	25			\$1,050	\$263	\$1,313	5	\$6,563
Total Heavy Metals (Al, As, Cd, Ca, Cr, Cu, Fe, Pb, Mn, Hg, Ni, Se & Zn)				14	3	67.2			\$2,822	\$706	\$3,528	5	\$17,640
Moisture				14	3	13			\$546	\$137	\$683	5	\$3,413
Total - Sediment Analysis									\$9,836	\$2,461	\$12,297		\$61,479
Analysis - Other													
Troll 9500 Profiler XP								\$20,000	\$20,000	\$5,000	\$25,000	1	\$25,000
Distilled Water (20L)								\$100	\$100	\$25	\$125	5	\$625
Lab Handling Fee (Per Invoice)					9			\$30	\$270	\$68	\$338	6	\$2,025
Nitrile Gloves								\$100	\$100	\$25	\$125	5	\$625
Total - Analysis - Other									\$20,470	\$5,118	\$25,588		\$28,275
Superficial Groundwater Monitoring													
Installation of monitoring wells for superficial aquifer monitoring							12	\$2,000	\$24,000	\$6,000	\$30,000	1	\$30,000
Monitor local superficial aquifer groundwater levels (Monthly) - Labour	9	1	200				12		\$21,600	\$5,400	\$27,000	5	\$135,000
Monitor local superficial aquifer groundwater levels (Monthly) - Equipment								\$500	\$500	\$125	\$625	1	\$625
Total - Superficial Groundwater Monitoring									\$46,100	\$11,525	\$57,625		\$165,625
Surface Water Level Monitoring													
Monitor flows in Multiple Use Corridors - labour	9	1	200				12		\$21,600	\$5,400	\$27,000	5	\$135,000
Installation of surface water level loggers - 12 sites							12	\$3,273	\$39,273	\$9,818	\$49,091	1	\$49,091
Total - Surface Water Level Monitoring									\$60,873	\$15,218	\$76,091		\$184,091
Total - Water Quality Management									\$235,466	\$58,867	\$294,333		\$1,045,139

Appendix I - Administration Costs

ADMINISTRATION COSTS

26/09/2021

21/01/2034

12506 - Byford Developer Contribution		Forecast 2021/22	Years Rem	Remaining Spend	Total Spend (historic and forecast)
6000	Salaries and Wages	\$202,782.52	12.32	\$2,498,167.99	
6230	Consultancy	\$10,000.00	12.32	\$123,194.44	
6326	Legal Expenses	\$10,000.00	12.32	\$123,194.44	
		\$4,870.35	12.32	\$60,000.01	
Sub Total		\$227,652.87	12.32	\$2,804,556.88	\$5,263,868.21

DCA	DCA1	Report Revision	6
Developer	Shire of Serpentine		
Development Name	Administration		
Report Revision	(All)		

Row Labels	Actual Admin Costs Recognised	Admin Costs drawn down
Administration costs 2014	-\$1,600,226.00	\$1,600,226.00
Administration costs 2015	-\$211,908.73	\$373,535.77
Administration costs 2016	-\$263,038.71	\$227,390.33
Administration costs 2017	-\$275,028.18	\$45,144.00
Administration costs 2018	-\$204,172.21	\$93,499.13
Administration costs 2019	-\$241,838.45	\$184,286.59
Administration costs 2020	-\$208,983.56	\$208,983.56
Administration costs 2021	-\$226,949.61	\$226,949.61
Auditing Adjustment (Interim) 2021	-\$144,597.66	\$144,597.66
Interest added	\$917,431.78	-\$917,431.78
Grand Total	-\$2,459,311.33	\$2,187,180.87

Appendix J - Cost Reconciliation

DCA: **DCA1**
Report Revision: **6**

Lots Cleared	5,741
Gross Contributions Due	\$72,287,412
Land for roads settled	(\$4,828,510)
Land for POS/DOS settled	(\$43,122,980)
Works settled	(\$22,469,899)
Administration Costs incurred	(\$2,459,311)
Water Quality Management costs incurred	\$0
Total Costs	(\$72,880,700)
Net Contribution Surplus/Deficit for Review Period	(\$593,288)

Appendix L - Example Calculations

DCA: DCA1
 Report Revision: 6

Example 1

A residential subdivision creating 50 lots within Precinct A, with one existing parent lot:

Precinct	Development Contribution Rate per lot/dwelling	Number of additional lots/dwellings	Total development contribution	Calculation
A	\$10,934.44	49	\$535,787.47	\$10,934.44 x (50 - 1) = \$535,787.47

Example 2

A residential subdivision in Precinct A, creating 50 lots, with one existing parent lot AND providing 10,000 m2 of creditable public open space / drainage residential land)

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	\$10,934.44	49	\$535,787.47	\$10,934.44 x (50 - 1) = \$535,787.47
Public open space credit	m2 of land being provided	Land value per m2	Credit amount	Calculation
	10,000	\$51.50	\$515,000.00	\$10,000.00 x 51.5 = \$515,000.00
		Total net development contribution	\$20,787.47	\$535,787.47 - \$515,000.00 = \$20,787.47

Example 3

A commercial development on a 4000m² lot within Precinct A: 4000m² (lot size) / 450m² (average lot size under the R20 residential density code) = 8.89 lots.

8.89 lots less the first lot equivalent for the development = 7.89 lots payable:

Precinct	Development Contribution Rate per lot/dwelling	Number of additional lots/dwellings	Total development contribution	Calculation
A	\$10,934.44	7.89	\$86,260.57	\$10,934.44 x (8.89 - 1) = \$86,260.57

8.89

Example 4

A mixed-use development on a 9,000m² lot which creates 19 residential dwellings within Precinct A.

In the context of mixed use development, the contribution rate is based upon the subdivision/ development potential of the subject site based on a residential density code of 450m² OR the number of lots/dwellings created, whichever is the greater. The equivalent of the first dwelling/lot created in the first stage of the development is credited.

$$9,000\text{m}^2 / 450\text{m}^2 = 20 \text{ lots/dwellings; less the first lot} = 19 \text{ lots payable.}$$

OR

$$\text{Actual lots} = 19; \text{ less the first lot} = 18 \text{ lots payable.}$$

The contribution rate will be charged at 19 lots, as this is the greater of the two calculations:

Precinct	Development Contribution Rate per lot/dwelling	Number of additional lots/dwellings	Total development contribution	Calculation
A	\$10,934.44	19.00	\$207,754.33	\$10,934.44 x (20 - 1) = \$207,754.33

20.00

19.00

18.00

19.00