



**MADDINGTON ROAD PRECINCTS A AND B  
DEVELOPMENT CONTRIBUTION PLAN REPORT**

**September 2024**

## Document Control

| <b>Version</b> | <b>Date</b> | <b>Comment</b>  |
|----------------|-------------|---|
| 1              | 28.07.2015  | Adopted by Council on an interim basis (Resolution 288) |
| 2              | 09.02.2016  | Adopted by Council (Resolution 27)                      |
| 3              | 14.02.2017  | Adopted by Council (Resolution 17)                      |
| 4              | 28.11.2017  | Adopted by Council (Resolution 376 and 377)             |
| 5              | 11.09.2018  | Adopted by Council (Resolution 295 and 297)             |
| 6              | 24.09.2019  | Adopted by Council (Resolution 251 and 255)             |
| 7              | 13.10.2020  | Adopted by Council (Resolution 277)                     |
| 8              | 23.11.2021  | Adopted by Council (Resolution 274)                     |
| 9              | 27.09.2022  | Adopted by Council (Resolution 238)                     |
| 10             | 12.09.2023  | Adopted by Council (Resolution 206)                     |
| 11             | 24.09.2024  | Adopted by Council (Resolution 242)                     |

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## 1.0 INTRODUCTION

Amendment No. 136 to Town Planning Scheme No. 6 (TPS6) proposed the formal establishment of a Development Contribution Plan (DCP) defining the extent of the Maddington A and B Development Contribution Areas (DCA) and the common Infrastructure Works (CIW) costs to be shared among contributing landowners.

Amendment 136 was gazetted on 22 December 2015 and Maddington A and Maddington B operate as separate precincts.

This document is a Development Contribution Plan Report (DCPR) for the purposes of Part 5 of the City of Gosnells TSP6. The document details the key operational aspects of the DCP associated with the Maddington Road A and Maddington Road B Outline Development Plans (ODP).

The document includes parameters for:

- the provision of CIWs
- the provision of Public Open Space (POS)
- the apportionment of these provisions across the ODP areas

The ODP's for Maddington Road Precincts A and B were approved by the Western Australian Planning Commission (WAPC) on 7 March 2012 and 23 March 2010 respectively. The approved ODP's are shown in Figures 1 and 2. Part 5 and Schedule 8 of TPS6 contain the provisions that specifically apply to the Maddington Road A and Maddington Road B ODP areas, particularly the items of infrastructure for which contributions must be made. TPS6 should be read in conjunction with this document.

The DCPR itemises and costs items to be included as common costs. There may be other costs associated with the development of land within the ODP, however, unless specified, these are excluded from the DCPR and are considered subdivisational costs.

It is intended the DCPR be reviewed at least annually to ensure CIW cost estimates and contribution rates are updated to account for actual costs, indexation changes and any modification made to the parameters of the DCP.

The area in which the DCP will operate is defined as a Development Contribution Area (DCA), as shown in Figure 3. The history of updates to CIW and POS contribution rates is detailed in Tables 1 and 2 on the following page.

| <b>Date of Revision</b> | <b>Common Infrastructure Works</b> |                 | <b>Land Valuation</b> |                 |
|-------------------------|------------------------------------|-----------------|-----------------------|-----------------|
|                         | <b>Rate \$/HA</b>                  | <b>% Change</b> | <b>Rate \$/HA</b>     | <b>% Change</b> |
| 09/02/2016              | \$101,542                          | n/a             | \$1,450,000           | n/a             |
| 14/02/2017              | \$114,438                          | 12.70%          | \$1,250,000           | (13.80%)        |
| 28/11/2017              | \$100,400                          | (12.27%)        | \$1,125,000           | (10.00%)        |
| 28/08/2018              | \$102,300                          | 1.90%           | \$1,100,000           | ( 2.27%)        |
| 27/09/2019              | \$109,400                          | 6.94%           | \$1,050,000           | ( 4.55%)        |
| 13/10/2020              | \$111,800                          | 2.19%           | \$1,000,000           | ( 4.76%)        |
| 26/10/2021              | \$114,000                          | 1.97%           | \$1,100,000           | 10.00%          |
| 27/09/2022              | \$127,900                          | 12.19%          | \$1,100,000           | no change       |
| 12/09/2023              | \$145,200                          | 13.53%          | \$1,100,000           | no change       |
| 24/09/2024              | \$154,300                          | 6.27%           | \$1,250,000           | 13.64%          |

| <b>Date of Revision</b> | <b>Common Infrastructure Works</b> |                 | <b>Land Valuation</b> |                 |
|-------------------------|------------------------------------|-----------------|-----------------------|-----------------|
|                         | <b>Rate \$/HA</b>                  | <b>% Change</b> | <b>Rate \$/HA</b>     | <b>% Change</b> |
| 09/02/2016              | \$91,389                           | n/a             | \$1,325,000           | n/a             |
| 14/02/2017              | \$103,780                          | 12.70%          | \$1,200,000           | (13.80%)        |
| 28/11/2017              | \$82,700                           | (10.00%)        | \$1,100,000           | ( 8.30%)        |
| 28/08/2018              | \$85,200                           | 2.93%           | \$1,100,000           | no change       |
| 27/09/2019              | \$86,300                           | 1.29%           | \$1,050,000           | ( 4.55%)        |
| 13/10/2020              | \$88,200                           | 2.20%           | \$1,000,000           | ( 4.76%)        |
| 26/10/2021              | \$89,800                           | 1.81%           | \$1,100,000           | 10.00%          |
| 27/09/2022              | \$100,500                          | 11.92%          | \$1,100,000           | no change       |
| 12/09/2023              | \$112,800                          | 12.24%          | \$1,100,000           | no change       |
| 24/09/2024              | \$119,400                          | 5.85%           | \$1,250,000           | 13.64%          |

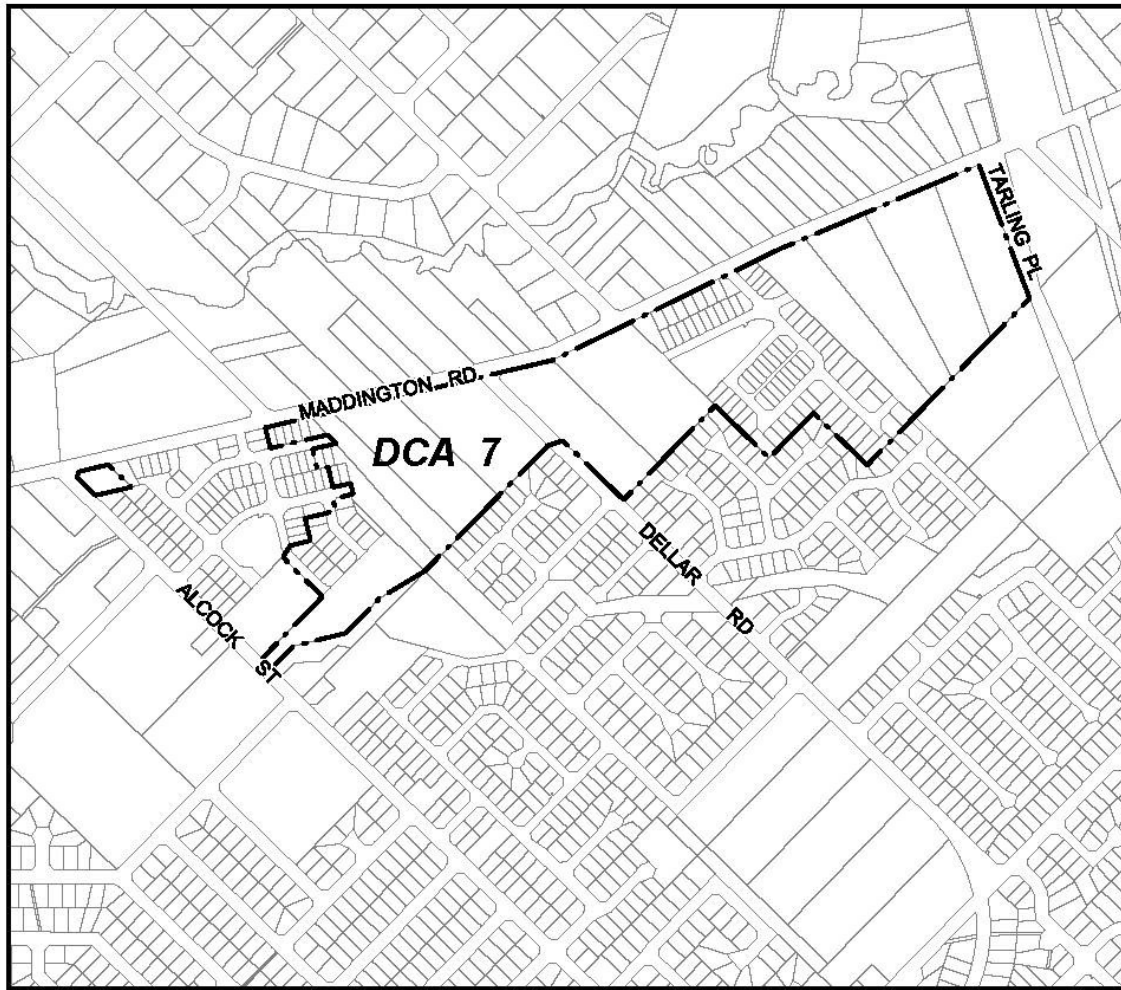
Figure 1 – Maddington Road Precinct A Outline Development Plan



Figure 2 - Maddington Road Precinct B Outline Development Plan



**Figure 3 – Maddington Road Precinct A and B Special Control Area**



## 2.0 DEVELOPMENT CONTRIBUTION PLAN OVERVIEW

The development of land within Precincts A and a portion of Precinct B will be subject to contributions towards the provision of CIWs and certain land identified as common to all developers in the DCA.

### 2.1 COMMON INFRASTRUCTURE WORKS

Contributions are required towards the costs of development of areas of POS within both Precincts.

Precinct A contains a contribution towards administration, however, Precinct B does not. This is the result of a direction by the WAPC based on the view that development had occurred on a significant portion of that Precinct prior to the finalisation of the DCPR, which left insufficient land to spread the contributions across.

The individual requirements for CIW contributions under the DCA for Maddington Road A and Maddington Road B are detailed in Appendix A and B respectively.



## **2.2 Public Open Space**

The provision of POS in the ODP's is a key component of the planning and development of the area. POS must be provided for various purposes including recreation, conservation, and drainage.

The requirement for land to be provided for POS will not be evenly distributed across the Precincts as some landowners will be required to provide a substantial portion of their land for POS, while others will not. POS contribution requirements will be applied throughout the DCP area to fund the cost of acquiring 3.4 hectares of POS. These will be applied at the time of subdivision or development in accordance with WAPC Policy.

All land within the DCP area, including land identified for the construction of new subdivisional roads, will be required to contribute to POS. The DCPR facilitates the equalisation of POS through developer contributions. Landowners who provide more land than the relevant DCPR obligation for POS may seek a reimbursement under the DCPR.

The DCPR will collect funds at the time of development or subdivision from developers who provide a cash contribution in lieu of providing land. The funds will be held by the City for distribution to landowners who provide surplus POS. These landowners may seek reimbursement once the POS land has been surrendered free of cost to the Crown.

In the event a developer supplying excess POS makes a claim at a point in time where insufficient cash-in-lieu funds are available, the City shall make a proportionate reimbursement from funds held. Any outstanding balance will be the subject of further annual reimbursements following collection of future cash-in-lieu contributions.

The individual requirements for contributions under the DCA for Maddington Road A and Maddington Road B are detailed in Appendix A and B respectively.

## **3.0 LAND VALUATION BASIS**

An important component of the operation of the DCP is the land valuation basis. The land valuation basis is used to estimate the cost of acquiring land required for public purposes. In turn, the land valuation basis will assist in determining the value of contributions to be collected to fund this cost. Land valuations are based on englob values determined by a Licensed Valuer, in accordance with the relevant provisions of Part 5 of TPS6.

These valuations assume a common base coding for all of the land within the relevant precinct and that the land required for public purposes is zoned and unconstrained for residential development.

The individual requirements for POS contributions under the DCA for Maddington Road A and Maddington Road B are detailed in Appendix A and B respectively.

## 4.0 COMMON INFRASTRUCTURE WORKS

### 4.1 Overview

All owners of land in the DCA who subdivide or develop are required to make a contribution toward the cost of providing CIWs, consistent with the provisions of *State Planning Policy 3.6 – Development Contributions for Infrastructure* and Schedule 8 of TPS6.

A summary of CIWs and the cost of their provision are provided in Tables 3 and 4, with additional details outlined in Appendix A.

### 4.2 Calculation of Net Contribution Area

It is necessary to calculate the extent of the area required to contribute towards CIWs. The Net Contribution Area (NCA) is used to determine the contribution rate. Land able to be developed for residential purposes is required to make a contribution towards CIWs.

| <b>TABLE 3: Calculation of CIW Contribution Area – Maddington A</b> |                   |
|---|-------------------|
| Gross Land Area   | 16.9871 ha        |
| Less  |                   |
| Public Open Space   | 2.3581 ha         |
| <b>Total Net Contribution Area (NCA)</b>                            | <b>14.6290 ha</b> |

| <b>TABLE 4: Calculation of CIW Contribution Area – Maddington B</b> |                  |
|---|------------------|
| Gross Land Area   | 7.9883 ha        |
| Less  |                  |
| Public Open Space   | 1.0714 ha        |
| <b>Total Net Contribution Area (NCA)</b>                            | <b>6.9169 ha</b> |

It should be noted that land required for the construction of new subdivisional roads is not excluded from the NCA and is therefore required to make a contribution towards CIW's.

### 4.3 Summary of Common Infrastructure Works

For the purpose of estimating CIWs contribution costs for the DCA, the costs have been rounded up to the next \$100. A plan illustrating the location of CIW's is provided in Appendix B (Figure 5).

Table 5 provides a summary of the CIW costs applicable to Maddington Road Precinct A and details how these costs will be apportioned as a contribution rate.

| <b>TABLE 5: Maddington Road Precinct A - Cost Apportionment Schedule</b> |   |
|--|---|
| <i>Note: All costs exclude GST.</i>                                      |   |
| \$1,391,600.00   | <p><b>1) Development of POS – outstanding works (indexed estimate)</b></p> <p>A contribution is to be made to the costs of providing a minimum level of earthworks, landscaping, turfing and reticulation for future POS</p> <ul style="list-style-type: none"> <li>• POS development estimated at a rate of \$83.61/m<sup>2</sup>, for 1.6643 ha of land.</li> </ul>   |
| \$222,600.00   | <p><b>2) Development of POS – completed works (indexed actual)</b></p> <p>A contribution is to be made to the costs of providing a minimum level of earthworks, landscaping, turfing and reticulation for completed POS (site 2)</p> <ul style="list-style-type: none"> <li>• POS development indexed actual costs for 6,842m<sup>2</sup> of land.</li> </ul>   |
| \$303,600.00   | <p><b>3) POS maintenance – outstanding works (indexed estimate)</b></p> <p>A contribution is to be made to the costs of maintaining future POS providing passive recreational use:</p> <ul style="list-style-type: none"> <li>• POS maintenance for 1.6643 ha of land at a rate of \$18.24m<sup>2</sup> for two years.</li> </ul>   |
| \$104,000.00   | <p><b>4) POS maintenance – completed works (indexed actual)</b></p> <p>A contribution was made to the costs of maintaining completed POS providing passive recreational use:</p> <ul style="list-style-type: none"> <li>• POS maintenance for 6,842m<sup>2</sup> of land at an indexed actual cost.</li> </ul>  |
| \$234,600.00   | <p><b>5) Administration</b></p> <p>A contribution is to be made to costs of administering the contribution arrangement, including:</p> <ul style="list-style-type: none"> <li>• Accounting (bank fees, audit costs) - \$27,606.05*</li> <li>• Legal (technical advice, land acquisition costs) - \$68,979.94*</li> <li>• City staff costs (time - establishment, contribution receipted, reviewing expenditure claims, updating DCP, customer service, reporting to Council, producing statements) - \$137,959.88*</li> </ul> <p>The DCP was extended for a further 5 years in 2019, consequently an additional 5 years of administration costs were added, indexed estimate</p> <p>* a slight discrepancy between the sum of these items and the total occurs due to rounding up of actual values.</p> |
| <b>\$2,256,400.00</b>  | <b>Estimated total cost for common infrastructure works and administration for the total net contribution area of 14.629ha</b>  |
| <b>\$154,300.00/ha</b>   | <b>Contribution per hectare of net contribution area</b>  |

Table 6 provides a summary of the CIW costs applicable to Maddington Road Precinct B and details how these costs will be apportioned as a contribution rate.

| <b>TABLE 6: Maddington Road Precinct B - Cost Apportionment Schedule</b> |   |
|--|---|
| <i>Note: All costs exclude GST.</i>                                      |   |
| \$414,200.00   | <b>1) Development of POS – outstanding works</b><br>A contribution is to be made to the costs of providing a basic level of earthworks, landscaping, turfing and reticulation fit for future passive recreational use: <ul style="list-style-type: none"> <li>• POS development estimated at a rate of \$83.61/m<sup>2</sup>, for 4,953m<sup>2</sup> of land. (indexed estimate).</li> </ul>  |
| \$224,200.00   | <b>2) Development of POS – completed works</b><br>A contribution is to be made to the costs of providing a minimum level of earthworks, landscaping, turfing and reticulation for completed POS (part of site 1 & all of site 2) providing passive recreational use: <ul style="list-style-type: none"> <li>• POS development indexed actual costs for 5,761m<sup>2</sup> of land.</li> </ul> |
| \$96,800.00  | <b>3) POS maintenance - completed</b><br>A contribution was made to the costs of maintaining completed POS providing passive recreational use: <ul style="list-style-type: none"> <li>• POS maintenance for 5,761m<sup>2</sup> of land at an indexed actual cost.</li> </ul>  |
| \$90,400.00  | <b>4) POS maintenance - outstanding</b><br>A contribution is to be made to the costs of maintaining future POS providing passive recreational use: <ul style="list-style-type: none"> <li>• POS maintenance for 0.4953 ha of land at a rate of \$18.24m<sup>2</sup> for two years. (indexed estimate).</li> </ul>   |
| <b>\$825,600.00</b>  | <b>Estimated total cost for common infrastructure works for the total net contribution area of 6.9169ha</b>   |
| <b>\$119,400.00/ha</b>   | <b>Contribution per hectare of net contribution area</b>  |

## 5.0 OPERATION OF DEVELOPMENT CONTRIBUTION PLAN

Owners of land within the DCA will be required to make the requisite contributions outlined in the DCPR in accordance with clause 5.4.12 of TPS6 being at the time of seeking Council’s confirmation that the conditions of any subdivision or development approval have been complied with.

The DCP is to operate for a period of five years, unless otherwise determined by Council. An extension to the initial five-year period was required to ensure all landowners intending to develop pay the required costs.

If any dispute arises between a landowner and the City in connection with the operation of the DCP it is to be resolved through the processes set out in Part 5 of TPS6.

**APPENDIX A – MADDINGTON ROAD PRECINCT A COMMON INFRASTRUCTURE WORKS AND PUBLIC OPEN SPACE COSTING DETAILS**

**Land Schedule:**

| PROPERTY                | Gross Land Area (m <sup>2</sup> ) | Deduct Land POS Provided (m <sup>2</sup> ) | Net Contributing Area (m <sup>2</sup> ) | POS Contributing Area (m <sup>2</sup> ) | Required POS @ 13.88% (m <sup>2</sup> ) | POS Shortfall (m <sup>2</sup> ) | POS Surplus (m <sup>2</sup> ) |
|-------------------------|-----------------------------------|--|---|---|---|---------------------------------|-------------------------------|
| Lot 412 Maddington Road | 16866                             | 2191                                       | 14675                                   | 16866                                   | 2341.0008                               | 150.0008                        |                               |
| Lot 413 Maddington Road | 22366                             | 2241                                       | 20125                                   | 22366                                   | 3104.4008                               | 863.4008                        |                               |
| Lot 414 Maddington Road | 23801                             | 5287                                       | 18514                                   | 23801                                   | 3303.5788                               |                                 | 1983.4212                     |
| Lot 6 Maddington Road   | 16442                             | 1592                                       | 14850                                   | 16442                                   | 2282.1496                               | 690.1496                        |                               |
| Lot 5 Maddington Road   | 16744                             | 82   | 16662                                   | 16744                                   | 2324.0672                               | 2242.0672                       |                               |
| Lot 125 Maddington Road | 16976                             | 449  | 16527                                   | 16976                                   | 2356.2688                               | 1907.2688                       |                               |
| Lot 126 Maddington Road | 18065                             | 5742                                       | 12323                                   | 18065                                   | 2507.4220                               |                                 | 3234.5780                     |
| Lot 2 Maddington Road   | 23162                             | 5997                                       | 17165                                   | 23162                                   | 3214.8856                               |                                 | 2782.1144                     |
| Lot 103 Maddington Road | 15449                             | 0  | 15449                                   | 15449                                   | 2144.3212                               | 2144.3212                       |                               |
| <b>TOTAL</b>            | <b>169871</b>                     | <b>23581</b>                               | <b>146290</b>                           | <b>169871</b>                           | <b>23578.0948</b>                       |                                 |                               |

**Common Infrastructure Works:**

**1) Development of POS – outstanding works**

The cost of developing the POS to a minimum standard is included as a common cost for Maddington Road Precinct A. This minimum standard involves a basic level of earthworks (including site preparation) landscaping, turfing and reticulation, and a two-year maintenance period. A rate of \$83.61/m<sup>2</sup> has been determined and is based upon indexed average construction rates for POS developments undertaken by the City at the time of preparing the estimates.

Table 7 provides a detailed breakdown of the activities that comprise the overall per square metre rate for development of the POS. These activities are the basis for the calculation of contributions and consequently provide a maximum level at which those core activities can be reimbursed. Any costs for works not contemplated in Table 7 are not reimbursable under the DCPR

The DCPR allows for 1.6643 hectares of land to be developed at an estimated cost of \$83.61/m<sup>2</sup> which equates to **\$1,391,521.23**.

**2) Development of POS – completed works**

Some of the POS required in Maddington Road Precinct A has been provided under subdivision and has been developed.

The actual rates applicable to POS development in accordance with Table 7 have been determined and as such the indexed actual costs of these works has been included as a known cost.

6,842m<sup>2</sup> of POS has been developed with a reimbursement from the DCPR at an indexed rate of \$32.53/m<sup>2</sup> resulting in a total allowance of **\$222,570.26**.

### 3) POS maintenance - outstanding works

The cost of maintaining the POS, once developed, for a period of two years is included as a common cost for Maddington Road Precinct A.

A rate of \$18.24/m<sup>2</sup> has been set and is based upon indexed average construction rates for POS developments undertaken by the City at the time of preparing the estimates. POS maintenance will extend over a two-year period for an area of 1.6643 hectares resulting in a total allowance of **\$303,568.32**.

### 4) POS maintenance - completed works

Maintenance of 6,842m<sup>2</sup> of completed POS has been reimbursed from the DCPR, this cost has been indexed resulting in a total allowance of **\$103,929.98**.

### 5) Administration

Provision has been made for a contribution to the broad range of costs associated with establishing and administering the DCA for Maddington Road Precinct A, which include the following indexed estimates:

- Accounting (bank fees, audit costs) - \$27,606.05
- Legal (technical advice, land acquisition costs) - \$68,979.94
- City staff costs (time - establishment, contribution receipted, reviewing expenditure claims, updating DCP, customer service, reporting to Council, producing statements) - \$137,959.88

The total adjusted allowance for administration is estimated at **\$234,545.87**.

## **Public Open Space**

The land valuation is based on a hypothetical average parent lot area of 1.8900ha (dividing the ODP developable area - 16.9871ha by the number of parent lots - 9) and assumes that land is zoned and unconstrained for residential development. It also assumes an underlying zoning of R30, producing an average lot size of 300m<sup>2</sup>.

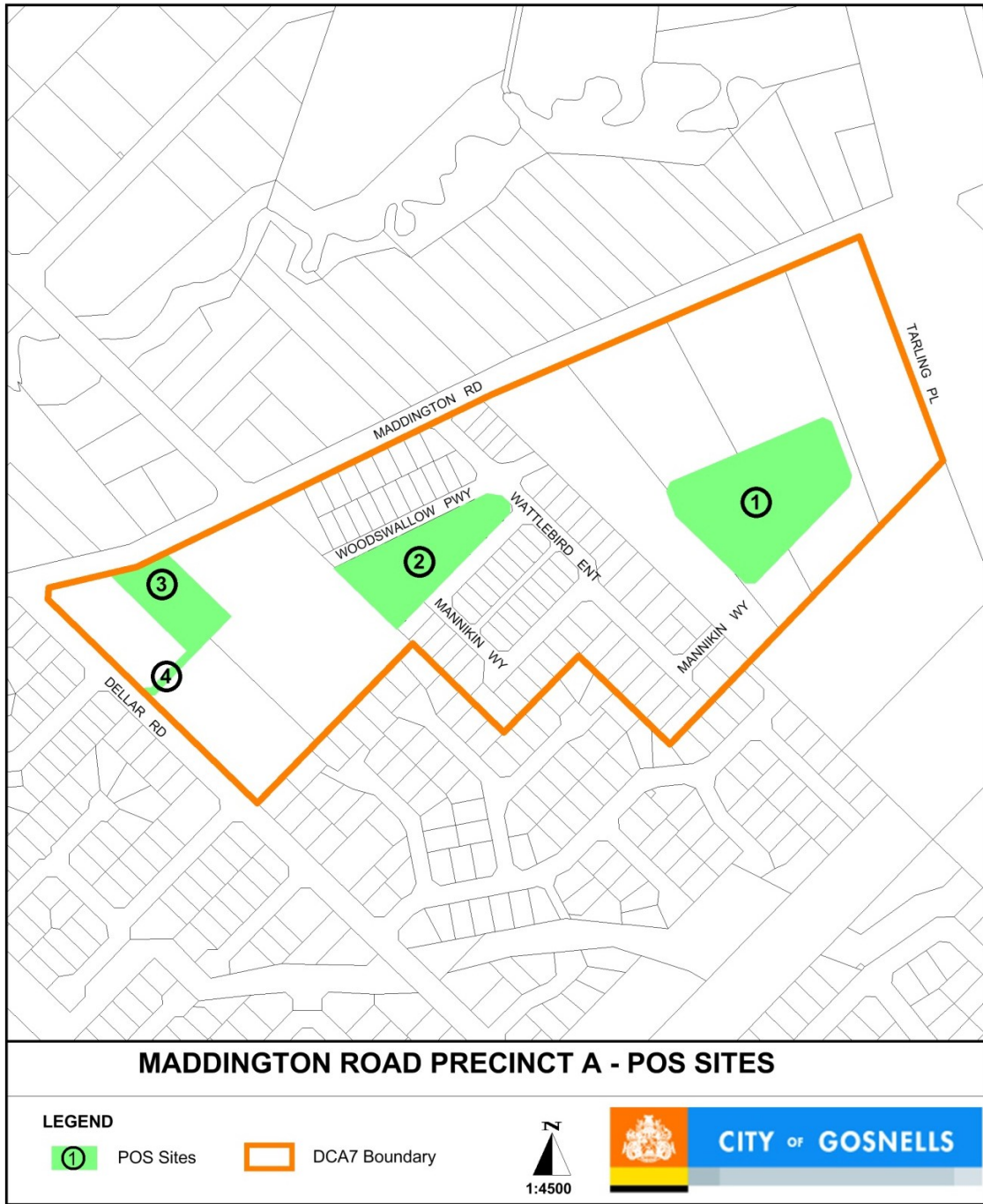
The resultant hypothetical parcel is considered to be cleared, level, adjacent to services, and to return a development potential of 63 lots (at the R30 Zoning).

Accordingly, an englobo land valuation employing the above assumptions forms the basis for the value of land within Precinct A

The gross subdivisible area in Precinct A is 16.9871ha, the POS requirement of 2.3581ha, represents 13.88% of the gross subdivisible area. Developers will be required to contribute 13.88% of their developable land, either as land, cash in lieu or a combination of these.

**Based on the above considerations a valuation rate of \$1,250,000/ha for POS in Maddington Precinct A has been established in this report and is based on a valuation undertaken by McGees Property dated 15 June 2024.**

**Figure 4 – Maddington Road Precinct A – POS location plan**



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**APPENDIX B – MADDINGTON ROAD PRECINCT B COMMON INFRASTRUCTURE WORKS AND PUBLIC OPEN SPACE COSTING DETAILS**

**Land Schedule:**

| Property                 | Gross Land Area (m <sup>2</sup> ) | Deduct Land POS Provided (m <sup>2</sup> ) | Net Contributing Area (m <sup>2</sup> ) | POS Contributing Area (m <sup>2</sup> ) | Required POS @ 13.41% (m <sup>2</sup> ) | POS Shortfall (m <sup>2</sup> ) | POS Surplus (m <sup>2</sup> ) |
|--------------------------|-----------------------------------|--|---|---|---|---------------------------------|-------------------------------|
| Lot 9006 Maddington Road | 386                               | 0  | 386                                     | 386                                     | 51.7626                                 | 51.7626                         |                               |
| Lot 9007 Maddington Road | 15                                | 0  | 15                                      | 15                                      | 2.0115                                  | 2.0115                          |                               |
| Lot 9008 Maddington Road | 10725                             | 0  | 10725                                   | 10725                                   | 1438.2225                               | 1438.2225                       |                               |
| Lot 9009 Maddington Road | 8362                              | 861  | 7501                                    | 8362                                    | 1121.3442                               | 260.3442                        |                               |
| Lot 9010 Maddington Road | 619                               | 0  | 619                                     | 619                                     | 83.0079                                 | 83.0079                         |                               |
| Lot 509 Alcock Street    | 1990                              | 0  | 1990                                    | 1990                                    | 266.8590                                | 266.8590                        |                               |
| Lot 9000 Alcock Street)  | 12851                             | 4736                                       | 8115                                    | 12851                                   | 1723.3191                               |                                 | 3012.6809                     |
| Lot 4 Maddington Road    | 9267                              | 3126                                       | 6141                                    | 9267                                    | 1242.7047                               |                                 | 1883.2953                     |
| Lot 380 Maddington Road  | 18435                             | 1991                                       | 16444                                   | 18435                                   | 2472.1335                               | 481.1335                        |                               |
| Lot 381 Maddington Road  | 17233                             | 0  | 17233                                   | 17233                                   | 2310.9453                               | 2310.9453                       |                               |
| <b>TOTAL</b>             | <b>79883</b>                      | <b>10714</b>                               | <b>69169</b>                            | <b>79883</b>                            | <b>10712.3103</b>                       |                                 |                               |

**1) Development of POS – outstanding works**

The cost of developing the POS to a minimum standard is included as a common cost for Maddington Road Precinct B.

This minimum standard involves a basic level of earthworks (including site preparation) landscaping, turfing and reticulation, and a two-year maintenance period.

A rate of \$83.61 per square metre has been determined and is based upon indexed average construction rates for POS developments undertaken by the City at the time of preparing the estimates.

Table 7 provides a detailed breakdown of the activities that comprise the overall per square metre rate for development of the POS.

These activities are the basis for the calculation of contributions and consequently provide a maximum level at which those core activities can be reimbursed.

Any costs for works not contemplated in table 7 are not reimbursable under the DCPR.

The DCPR allows for 4,953 square meters of land to be developed at an indexed estimated cost of \$83.61/m<sup>2</sup> which equates to **\$414,120.33**.

## 2) Development of POS – completed works

Some of the POS required in Maddington Road Precinct B have been provided under subdivision, this POS has also been developed.

The actual rates applicable to POS development in accordance with table 7 have been determined and as such the indexed actual costs of these works has been included as a known cost.

5,761m<sup>2</sup> of POS has been developed with a reimbursement from the DCPR at an indexed rate of \$38.90/m<sup>2</sup> resulting in a total allowance of **\$224,102.90**.

## 3) POS maintenance – completed works

The cost of maintaining the POS, once developed, for a period of two years is included as a common cost for Maddington Road Precinct B.

Maintenance of 5,761m<sup>2</sup> of completed POS has been reimbursed from the DCPR, this cost has been indexed resulting in a total allowance of **\$96,708.21**

## 4) POS maintenance – outstanding works

A rate of \$18.24/m<sup>2</sup> has been set and is based upon indexed average construction rates for POS developments undertaken by the City at the time of preparing the estimates. POS maintenance will extend over a two-year period for an area of 0.4953 hectares resulting in a total allowance of **\$90,342.72**.

### Public Open Space:

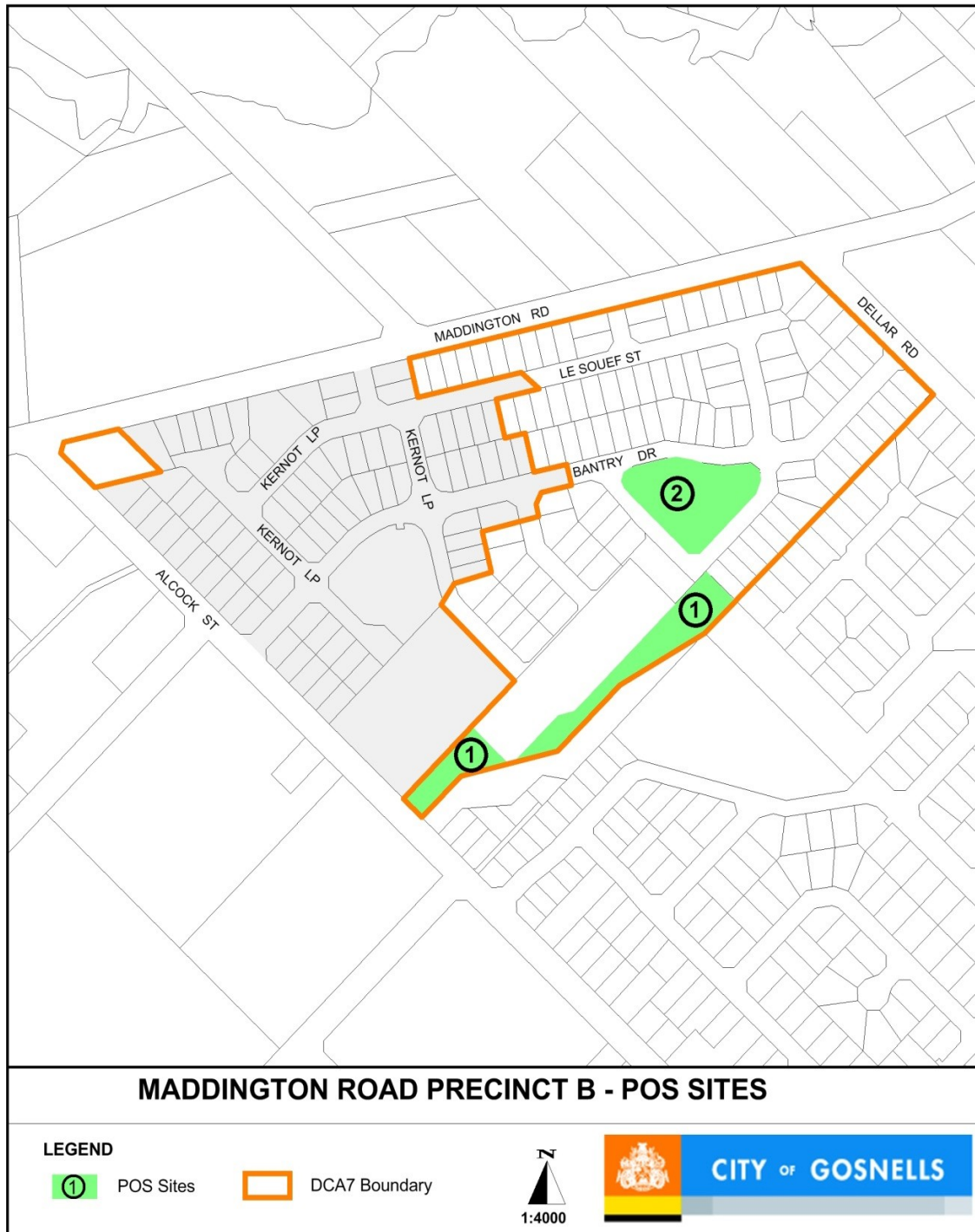
The land valuation is based on a hypothetical average parent lot area of 7,000m<sup>2</sup> (dividing the ODP developable area - 7.9883ha by the number of parent lots - 11) and assumes land is zoned and unconstrained for residential development. It is also assumes an underlying zoning of R25 producing an average lot size of 350m<sup>2</sup>.

The resultant hypothetical parcel is considered to be cleared, level, adjacent to services and to return a development potential of 20 lots (at the R25 Zoning). Accordingly, an engloba land valuation employing the aforementioned assumptions forms the basis for the value of land within Precinct B.

The gross subdivisible area in Precinct B is 7.9883ha, the POS requirement of 1.0714ha represents 13.41% of the gross subdivisible area. Developers will be required to contribute 13.41% of their developable land, either as land, cash-in-lieu, or a combination.

**Based on the above considerations a valuation rate of \$1,250,000/ha for POS in Maddington Precinct B has been established in this report and is based on a valuation undertaken by McGees Property dated 15 June 2024.**

**Figure 5 – Maddington Road Precinct B – POS location plan**



**TABLE 7 – POS DEVELOPMENT COSTING DETAILS**

| Item  | Unit           | Rate        |
|---|----------------|-------------|
| <b>Preliminaries</b>  |                |             |
| Site prep / mobilisation  | m <sup>2</sup> | \$ 1.50     |
| Clear, remove vegetation and earthworks (actual works in the POS only)                | m <sup>2</sup> | \$ 3.05     |
| Supply install topsoil (new fill only to a depth of 300mm)                            | m <sup>3</sup> | \$ 34.22    |
| Trim / fine grade POS (actual works in the POS only)                                  | m <sup>2</sup> | \$ 2.28     |
| <b>Soft works</b>   |                |             |
| Turf planting supply install (30% of POS area)  | m <sup>2</sup> | \$ 12.15    |
| Supply and install pine bark mulch @ 100mm (60% of POS)                               | m <sup>2</sup> | \$ 12.15    |
| Supply and install shrub planting @ 4 plants per square metre (60% of POS area)       | m <sup>2</sup> | \$ 53.20    |
| Supply and install trees – 20 x 45L trees per POS site                                | item           | \$ 212.81   |
| Supply and install drainage planting @ 4 plants per square metre (10% of POS area)    | m <sup>2</sup> | \$ 5.34     |
| <b>Irrigation</b>   |                |             |
| Scheme water connection to supply and water corporation fees / headworks (1 per site) | item           | \$15,201.55 |
| Supply install irrigation controller (1 per site)                                     | item           | \$ 9,120.92 |
| Supply install backflow prevention  | item           | \$ 3,040.31 |
| Shrub irrigation supply and install (60% of POS)                                      | m <sup>2</sup> | \$ 12.91    |
| Turf irrigation supply install (30% of POS area)                                      | m <sup>2</sup> | \$ 12.15    |
| <b>Hard works</b>   |                |             |
| Concrete paths (5% of POS area)   | lm             | \$ 57.75    |
| Extruded concrete edging (100x100mm) to garden areas supply install (5% of POS area)  | lm             | \$ 54.73    |

Reimbursements are based on the actual cost of works as they compare to Table 7 but cannot exceed the maximum allowance under the DCPR. It is important to note the individual cost items specified in Table 7 apply to the development of the total combined area of one park. Reimbursement for development of a portion of the POS should be considered in the context of total park development.