



**SOUTHERN RIVER PRECINCT 3
DEVELOPMENT CONTRIBUTION PLAN REPORT**

September 2024

Document Control

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1.0 INTRODUCTION

This document is a Development Contribution Plan Report (DCPR) for the purpose of the City of Gosnells Town Planning Scheme No. 6 (TPS6). The document details the key operational aspects of the Development Contribution Plan (DCP) associated with the Southern River Precinct 3 (Precinct 3) Guide Plan (GP). The document includes the parameters for:

- The provision of Common Infrastructure Works (CIW).
- The provision of Public Open Space (POS).
- The apportionment of the costs shared across Precinct 3 and sub precincts, where applicable.

The GP is a broad strategic plan that guides planning proposals for the area, including amendments to the Metropolitan Region Scheme (MRS), TPS6, Structure Plans (SP) and subdivision and development proposals.

The GP is shown in Figure 1.

Precinct 3 has been divided into seven sub-precincts (3A North, 3A South, 3B, 3C, 3D, 3E and 3F) most of which have undergone significant planning by private developers through the lodgement of individual structure plans.

The Sub-Precincts Plan is shown in Figure 2

The subdivision and development of land within Precinct 3 will necessitate the provision of CIW and POS. As land is fragmented among multiple owners, a DCP is necessary to facilitate the equitable provision of CIW and POS in a shared manner. The DCPR itemises costs which are considered common to the broader Precinct 3 area and those which are considered common to specific sub-precincts. This means that developing landowners will be required to pay contributions to the broader Precinct 3 area and in some cases pay contributions to a specific sub-precinct, depending on whether the land is located within that particular sub-precinct.

There are CIW and/or LOS contribution requirements applied specifically to Sub-Precincts 3A North, 3A South, 3D and 3E (refer to Appendices C – I). The need for the City to establish and administer contribution arrangements for common costs specific to a particular sub-precinct is based on whether infrastructure items provide a localised benefit and the extent to which those items can be provided in an equitable manner without the City's involvement in administering a cost sharing arrangement.

Amendment No. 110 to TPS 6 proposed the formal establishment of a DCP, defined the extent of the Precinct 3 Development Contribution Area (DCA) and the costs to be shared among landowners.

The extent of the DCA is shown in Figure 3.

Part 5 and Schedule 8 of TPS 6 contain the provisions specifically applicable to the Southern River Precinct 3 area and 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 Precinct 3, however, unless specified in the DCPR, these are excluded from the DCP and are considered to be the individual developer's responsibility.

Contribution rates are based on the areas of land detailed in the sub-precinct area plans shown in Appendix N and these areas are fixed by that plan. It should be noted any amendments to individual structure plans or other development outcomes that reduce contribution areas relative to the sub-precinct area plans will not alter the requirement for developers to contribute on the land areas set out in the DCPR. In situations where additional residential land is proposed, above the areas identified in the sub-precinct area plans, contributions will be required on the revised residential land area.

1.1 Contribution Summary

The following information provides a summary of the contribution requirements contained within the DCPR:

- A CIW contribution rate of **\$187,417.69/ha** applies to land able to be developed for commercial and residential purposes within the Precinct 3 DCA.
- Council has adopted the following englobo valuations relating to the cost of land required for public purposes. The rate applicable to specific areas of land is set out in detail throughout this document:
 - Urban zoned valuation of **\$1,450,000.00/ha**, and
 - General Rural zoned valuation of **\$350,000.00/ha**.
- There will be CIW cost contribution requirements applied specifically to Sub-Precincts 3A North, 3A South, 3D and 3E. Details of the cost items apportioned to specific sub-precincts, their costs and the intended method of apportionment to owners is provided in Appendices C to I.
- Contributions to Local Open Space (LOS) are addressed on an individual sub-precinct basis. Not all sub-precincts include a requirement for LOS contributions and specific requirements are addressed in Appendices C to I.

TABLE 1 – CONTRIBUTION RATES UPDATE HISTORY		
Precinct 3		
	\$ rate	% change
Adoption	\$165,452.61/ha	n/a
27 February 2024	\$181,438.38/ha	9.66%
24 September 2024	\$187,217.48/ha	3.19%
Sub-Precinct 3A (north)		
	\$ rate	% change
Adoption	\$15,738.87/ha	n/a
27 February 2024	\$16,840.59/ha	6.99%
24 September 2024	\$17,362.65/ha	3.10%
Sub-Precinct 3A (south)		
	\$ rate	% change
Adoption	\$7,801.45/ha	n/a
27 February 2024	\$8,947.92/ha	14.69%
24 September 2024	\$9,533.14/ha	6.54%
Sub-Precinct 3D		
	\$ rate	% change
Adoption	\$24,075.72/ha	n/a
27 February 2024	\$27,613.81/ha	14.69%
24 September 2024	\$29,419.80/ha	6.54%
Sub-Precinct 3E		
	\$ rate	% change
Adoption	\$7,456.14/ha	n/a
27 February 2024	\$8,551.86/ha	14.69%
24 September 2024	\$9,111.17/ha	6.54%
<i>*CIW contribution rates have been adjusted based on statistical trends sourced from the Australian Bureau of Statistics. Outstanding works are set at the higher of, the Consumer Price Index (CPI) and relevant averaged indices of allied construction activities, completed works and administration costs are indexed by CPI. The rate increase is applied to the individual costing of various CIW components. Where applicable those outstanding items linked to land rates are adjusted in line with the revised englobo valuation that applied to the land components of this plan and completed costs are indexed by CPI.</i>		

TABLE 2 – ENGLOBO VALUATION UPDATE HISTORY

	Residential Valuation		General Rural Valuation	
	Valuation rate	% change	Valuation rate	% change
Adoption	\$1,450,000/ha	n/a	\$280,000/ha	n/a
27 February 2024	\$1,450,000/ha	0.00%	\$290,000/ha	3.57%
24 September 2024	\$1,450,000/ha	0.00%	\$350,000/ha	20.69%

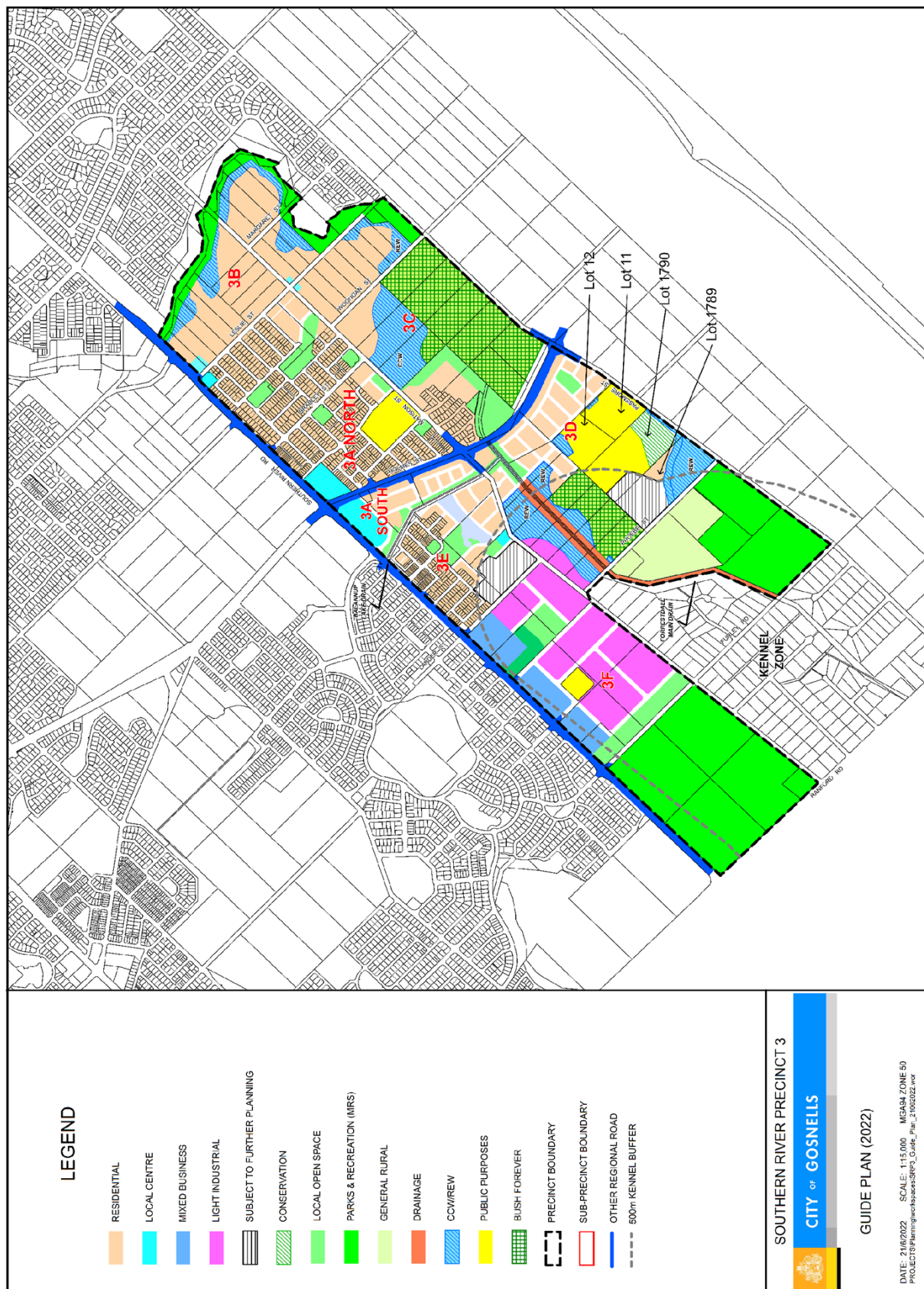
TABLE 2A – SITE SPECIFIC VALUATION UPDATE HISTORY

	Lot 1000 Holmes St Valuation		Lot 8 Holmes St Valuation	
	Valuation	% change	Valuation	% change
Adoption	\$517,000	n/a	\$619,300	n/a
27 February 2024	\$407,000	(21.28%)	\$619,300	0.00%
24 September 2024	\$451,000	10.81%	now englobo rate	n/a

TABLE 2B – SUB PRECINCT POS CONTRIBUTION RATES

	Sub Precinct 3A north		Sub Precinct 3 E	
	rate	% change	rate	% change
Adoption	\$256,966.65/ha	n/a	\$103,142.74/ha	n/a
27 February 2024	\$253,621.05/ha	-1.30%	\$97,127.34/ha	-5.83%
24 September 2024	\$244,184.65/ha	-3.72%	\$100,070.73/ha	3.03%

FIGURE 1 – Southern River Precinct 3 Guide Plan (2022)



DATE: 21/02/2022 SCALE: 1:15,000 MSB&A ZONE 50
PROJECT: Planning and Infrastructure Development Contribution Plan

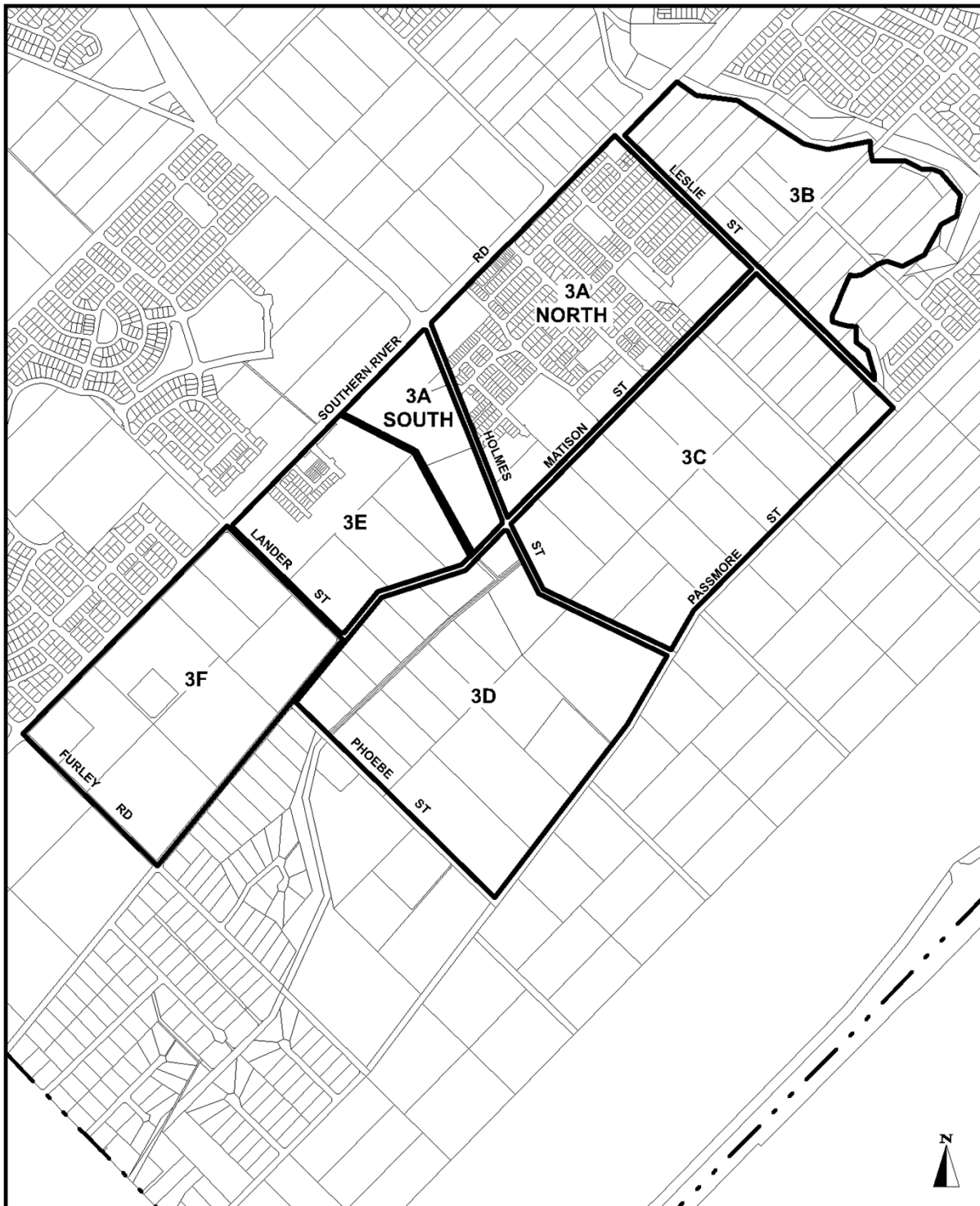
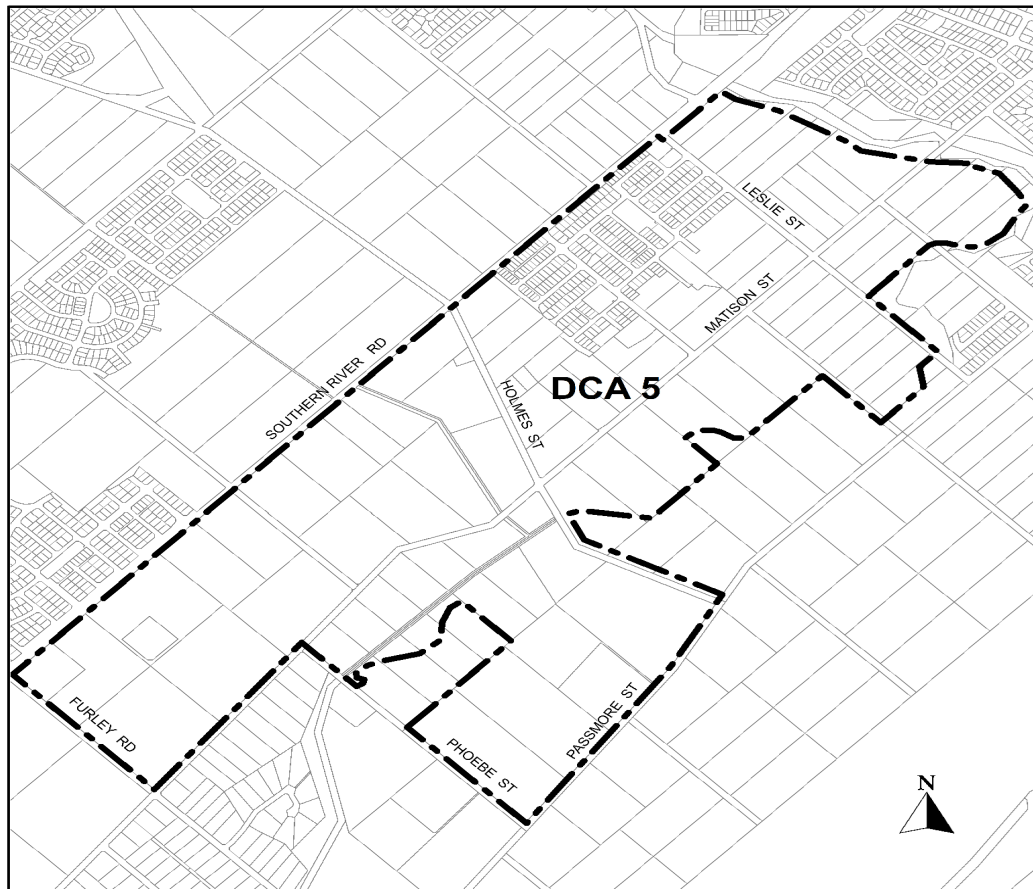
FIGURE 2 – Southern River Precinct 3 – Sub-Precinct Plan

FIGURE 3 – Southern River Precinct 3 Development Contribution Area

2.0 PUBLIC OPEN SPACE

The provision of POS in Precinct 3 is a key component of the planning and development of the area. POS will need to be set aside for various purposes, including recreation, conservation, and drainage. The DCP will operate in the following manner in respect to POS contribution requirements and landowner reimbursements.

2.1 Land Reserved for Parks and Recreation

There is no requirement for a contribution to be made towards the cost of acquiring land reserved for Parks and Recreation under the MRS. Therefore, the DCP will not fund the cost of compensating owners required by the State Government to cede land for Parks and Recreation purposes.

2.2 Land identified as a Bush Forever Protection Area

The DCP does not include any requirement for contributions to be made towards the cost of acquiring land identified in the MRS as a Bush Forever Protection Area. As such the DCP will not fund the cost of compensating owners required to cede land for conservation purposes under the State Government's Bush Forever initiative.

2.3 Other Conservation Land

The DCA contains extensive areas identified as wetlands by the State Government that lie outside of either a Parks and Recreation reservation or Bush Forever Protection Area, which may be required for conservation.

The Western Australian Planning Commission, in its consideration of the GP (formerly known as the Southern River Precinct 3 Local Structure Plan) noted in 2009 that the DCP should make no provision for the collection of development contributions to be used to compensate landowners required to set aside wetlands as POS for conservation.

Consequently, the DCP does not include any requirement for contributions to be made towards the cost of reimbursing affected landowners for wetlands. Where wetlands are required to be set aside for conservation, there is typically a requirement for a buffer, usually as POS, to be provided to the abutting development.

Notwithstanding that wetland buffer areas may offer some recreational utility and perform drainage functions, the DCP makes no provision for the reimbursement of land required to be ceded for buffers to wetlands. The provision of such land will not impact on a landowner's POS obligations under the DCP.

2.4 Local Open Space and Drainage

There is a need for LOS to be set aside to meet local recreational needs and fulfil drainage functions and this will be considered through the preparation of a SP for each of the seven sub-precincts. Sub-precincts may have an obligation towards POS contributions to equalise the impacts of situations where land under fragmented ownership results in an uneven distribution of POS obligations.

Where it is determined that POS contribution requirements are to be specifically applied within a sub-precinct to address an inequitable distribution of LOS, modifications will be made to the DCPR with details of the contribution arrangements outlined in Appendices C to I. Sub-precinct contributions will be in addition to the contribution obligations required for Precinct 3.

2.5 Valuation Process for Local Open Space Calculation

Contributions for LOS are determined based on an engloba land valuation guided by the principles set out in the relevant sections of Part 5 of TPS 6 and in accordance with assumptions detailed in the DCPR (in accordance with Schedule 8).

The valuation will be based on a hypothetical R30 zoned lot with the following assumptions:

- The hypothetical lot comprises a 2.7ha vacant parcel of land zoned 'Residential R30' having an average lot size of 300m² with direct road accessibility.
- Although the hypothetical lot is capable of being developed at a density of 'Residential R30', development is dependent upon a subdivision approval being issued by the Western Australian Planning Commission prior to development works commencing, with either a 10% cash-in-lieu contribution or a 10% POS requirement applicable.

- The hypothetical lot will require some fill (but not an excessive level) to accommodate further, more intensive urban development.
- The hypothetical lot is cleared and will not be encumbered by any contamination issues or environmental constraints and has no risk of flooding.
- The hypothetical lot comprises an un-serviced residential englobo parcel of land with essential services including scheme water, deep sewer, power, telephone and telecommunication infrastructure adjoining but not yet connected.

Based on these considerations a valuation rate of \$145.00/m² for 'Urban' zoned land has been established in this report and is based on a valuation undertaken by McGees Property in [June 2024](#).

3.0 COMMON INFRASTRUCTURE WORKS

This DCP provides for the cost of specific items of common infrastructure to be equitably distributed between all developing landowners within Precinct 3, with specific allowances for these items defined by this DCPR. It is acknowledged that in some cases, the actual costs of providing these items may differ from the allowances made by the arrangement. In such circumstances, the DCPR is only able to reimburse developing landowners based on the actual cost of works, up to the value of the estimate prescribed by the DCPR.

Unless specifically exempt, all owners who subdivide or develop land in the DCA will be required to make a contribution toward the cost of providing CIW, consistent with the provisions of *State Planning Policy 3.6 – Development Contributions for Infrastructure* and Schedule 8 of TPS 6.

Details of CIW items, their cost, calculation and the method for their apportionment to landowners in the DCA is provided in this section and the DCPR's appendices.

Any CIW costs that are specific to each of the seven sub-precincts of the DCA are set out in Appendices C to I.

Only land specifically excluded from the DCA (as specified in the DCPR) is exempt from making CIW contributions. Section 3.1 summarises the areas of land exempt from contributions and the impact on individual lots is detailed in Appendices A and N.

3.1 Calculation of Net Contribution Area

The first element in calculating contribution requirements is to identify the land area required to contribute by deducting land exempt from contributions to determine the net contribution area (NCA) as set out in Table 3.

The NCA is calculated by deducting land exempt from contributions from the DCA's gross land area. The gross land area has been calculated excluding land reserved under the MRS as 'Recreation' along the Southern River foreshore, regional roads, conservation, drainage, existing local roads, and other existing public purpose land.

At the time of preparing the DCPR, some sub-precincts required further planning, however, to determine contributions required under the DCPR it is necessary to fix the areas of land required to contribute. In those sub-precincts where structure plans are in place the land areas are based on the relevant plan, noting that future amendments can have no negative impact on the DCPR contribution areas. In those sub-precincts requiring further planning, sub-precinct area plans have been completed consistent with the GP to establish contribution areas.

Precinct 3 contributions are fixed based on the sub-precinct area plans and land tables in Appendix N, to provide certainty in terms of contribution obligations for the entire precinct and to ensure the DCP does not face a funding shortfall in the future.

Any amendments to individual structure plans or other development outcomes that reduce contribution areas relative to the sub-precinct area plans will not alter the requirement for developers to contribute on the land areas set out in the DCPR. In situations where additional developable land is proposed which falls outside of the areas nominated in the sub-precinct area plans, contributions will be required on the revised land area. This ensures funding shortfalls do not occur as a result of changed contribution areas.

TABLE 3: Calculation of Common Infrastructure Works Contribution Area – DCA Area	
Gross Land Area	253.7750 ha
Less	
Local Open Space	21.3392 ha
Public Purpose	17.7209 ha
Drainage	6.2140 ha
Regional Road Widening	4.3421 ha
Subject to Further Planning	8.5889 ha
Wetlands (including buffers)	22.8685 ha
Conservation	4.1754 ha
Rural	4.1421 ha
Net CIW Contribution Area	164.3839 ha

Not all land required for a public purpose is excluded from the NCA and is therefore not exempt from making a contribution towards CIW.

Land required for the construction of new subdivisional roads will not be excluded from the NCA. This is because the alignment and dimensions of all new roads are not determined, and it is usually the case that the requirement to provide land for new roads is generally evenly applied across a development area. Only land required for the widening of Southern River Road and Holmes Street will be exempt from the requirement to make a CIW contribution.

Land assumed as developable in Table 3, but subsequent to the preparation of the DCPR is developed for purposes such as a private school or place of worship, will not be exempt from making a CIW contribution. This is to ensure the DCP does not face a funding shortfall.

3.2 Calculation of Common Infrastructure Works Contribution Area

The second element is to calculate contribution requirements for CIW items as summarised in Table 4. This table provides a summary of the actual and estimated CIW costs applicable to the DCA and details how these costs will be apportioned as a contribution rate.

A description of the scope of works, actual costs and calculations of estimates is provided in Appendix C.

Adopted land valuations have been used to estimate the cost of CIW that involve a land component.

The estimated costs in Table 4 do not include any allowance for common costs within any of the sub-precincts – these are detailed in Appendices C to I.

TABLE 4: Precinct 3 Common Infrastructure Works

Note: All costs exclude GST. No GST is applied to CIW contributions.

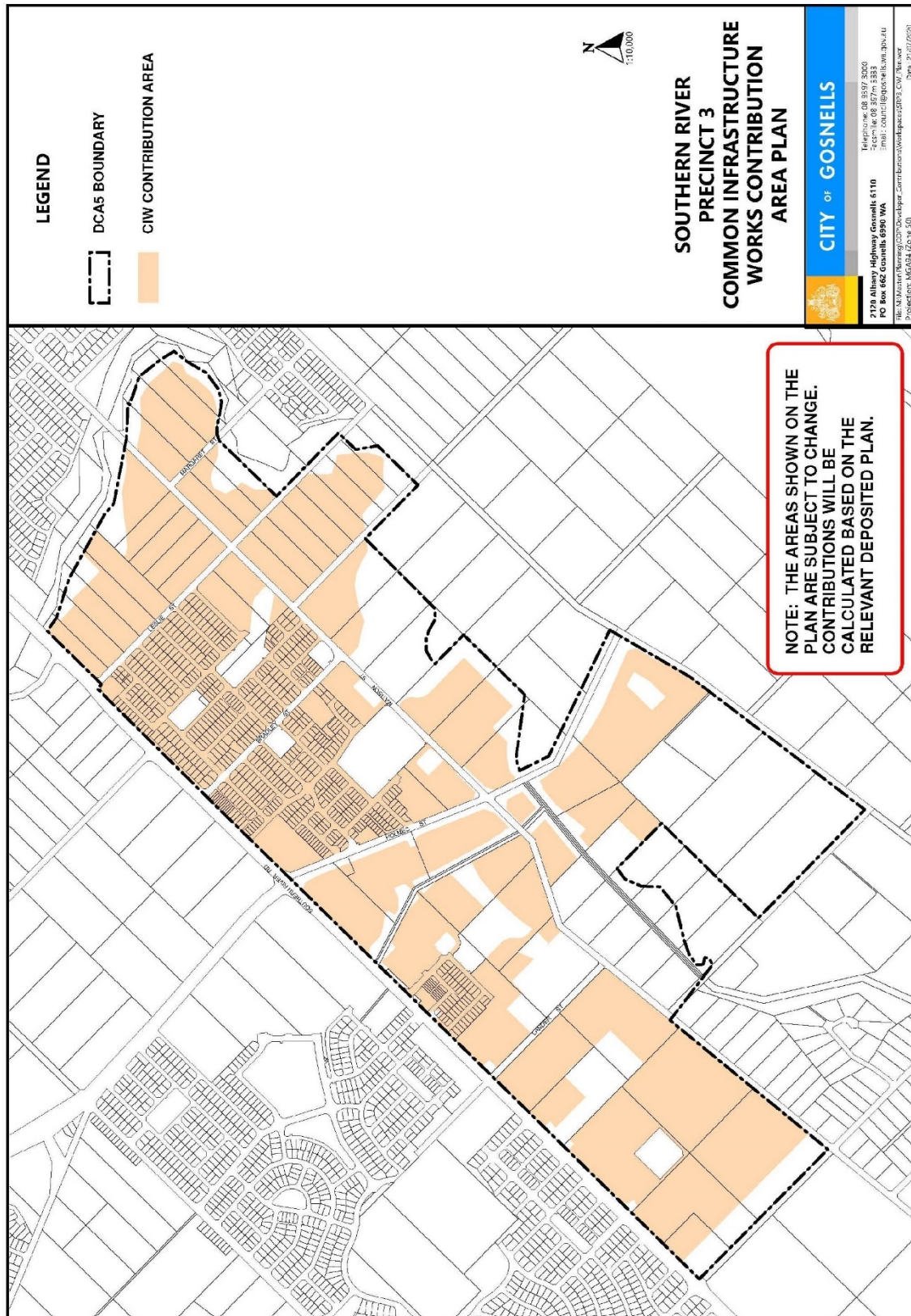
\$7,110,036.89	<p>1) Land Requirements – Holmes Street, Southern River Road and associated drainage infrastructure</p> <p>A contribution to fund the cost of land required for the widening of Holmes Street (Garden Street extension), between Southern River Road and Passmore Street and at future intersections along Southern River Road between Ranford Road and the Southern River. This includes an allowance for the demolition of various improvements, including houses, outbuildings and fencing to accommodate the road widening.</p> <p>Holmes Street</p> <ul style="list-style-type: none"> An englobo urban valuation rate of \$1,450,000.00/ha for outstanding vacant land required for widening has been applied (land that has been surrendered is an indexed actual cost), as detailed in table 7 and results in an estimate of \$5,375,290.33 Lot 1000 Holmes Street – a site specific valuation of \$451,000.00 is applied to reimburse landowners for the road widening and loss of improvements. Lot 8 Holmes Street – an englobo urban valuation rate of \$1,450,000/ha has been applied to reimburse landowners for the road widening equating to \$429,490.00. Demolition of two existing dwellings (including improvements) on Lots 1000 and 8 Holmes Street - \$201,306.78 (estimates & actuals) <p>Holmes Street total land acquisition and demolition - \$6,457,087.11</p> <p>Southern River Road</p> <p>An englobo urban valuation rate of \$1,450,000.00/ha for outstanding vacant land and indexed actual costs for surrendered land, required for widening has been applied, as detailed in table 8 and results in an estimate of \$652,949.78</p>
\$4,656,843.61	<p>2) Construction/Upgrade of Holmes Street (Garden Street extension)</p> <p>A contribution to the upgrading of Holmes Street between Southern River Road and Pheobe Street (formerly Passmore Street). Allowance is made for half the cost of construction, equivalent to one carriageway including drainage, and 75% of the total cost of earthworks, equivalent to half the cost for the second carriageway.</p>
\$2,879,261.73	<p>3) Construction/Upgrade of Southern River Road</p> <p>A contribution to the upgrading of Southern River Road, between Ranford Road and Southern River. Allowance is made for 50% of the cost of constructing an additional carriageway including drainage, and 50% of the cost of earthworks for the whole road reserve.</p> <ul style="list-style-type: none"> Stage 1 & 2 – Southern River Road (between Ranford Road & Holmes Street) - \$1,555,321.88 (indexed actual). Stage 3 – Southern River Road (between Holmes Street and the Southern River) - \$967,614.68 (indexed actual). Stage 3 – Southern River Road (between Holmes Street and the Southern River) - \$356,325.17 (indexed actual).

\$2,144,199.62	<p>4) Shared Use Paths</p> <p>A contribution to 100% of the cost of shared use paths along the Southern River foreshore, Passmore Street, Holmes Street and Southern River Road as identified on the Infrastructure Plan contained in Appendix K.</p> <p>Allowance has been made for the construction of 19,001.50m² of path, comprising:</p> <ul style="list-style-type: none"> • Preliminaries allowance (\$537,024.38 – indexed estimate) • Provisional & contingent sums (\$357,366.60 – indexed estimate) • 3,336m² of completed path (\$174,591.90 – indexed cost) and 1,901.50m² of outstanding path (\$157,697.33 – indexed estimate) along the Southern River Road, between Furley Road and the Southern River. • 4,014m² (\$236,290.44 indexed estimate) along the Southern River Foreshore between Southern River Road and Woongan Street • 3,310m² (\$194,091.66 – indexed estimate) along Passmore Street between Woongan Street and Phoebe Street. • 6,440m² (\$381,845.25 – indexed estimate) along Holmes Street between Southern River Road and Passmore Street. • Pedestrian bridge over the Balannup Drain (\$105,292.06 – indexed actual)
\$2,497,969.62	<p>5) Traffic Management</p> <p>A contribution to the cost of constructing roundabouts at the following intersections:</p> <ul style="list-style-type: none"> • Southern River Road and Holmes Street (50%) – \$765,171.89 (indexed estimate) • Southern River Road and Aldenham Drive (50%) – \$175,035.57 (indexed actual) • Holmes Street and Matison Street (100%) – \$998,450.79 (indexed estimate) • Holmes Street and Passmore Street (50%) – \$559,311.37 (indexed estimate)
\$3,202,164.85	<p>6) Relocation of Services</p> <ul style="list-style-type: none"> • <u>Southern River Road</u> – a contribution to the cost-of-service relocation (power, water, gas, telecommunications and NBN) - \$2,497,249.80 (indexed actual) • <u>Holmes Street</u> – a contribution to the cost-of-service relocation (power, water, telecommunications and NBN) – \$704,915.05 (indexed estimate)
\$3,266,175.05	<p>7) Forrestdale Main Drain widening</p> <ul style="list-style-type: none"> • A contribution to fund 100% of the cost of 3.6524ha of land required for the widening of the Forrestdale Main Drain is \$2,646,080.00 comprising: <ul style="list-style-type: none"> ○ An englobo urban valuation rate of \$1,450,000.00/ha for 1.2434ha of drain widening (zoned Urban) has been used to calculate the estimate of \$1,802,930.00 ○ An englobo general rural valuation rate of \$350,000.00/ha for 2.4090ha of drain widening (zoned General Rural) has been used to calculate the estimate of \$843,150.00 • A contribution to fund 100% of the cost of basic landscaping works (turf and reticulation) associated with the drain widening – \$620,095.05

\$1,068,736.42	8) Balannup Lake Branch Drain widening <ul style="list-style-type: none"> A contribution to fund 100% of the cost of 0.1410ha of land required for the widening of the Balannup Lake Drain at an englobo urban valuation rate of \$1,450,000.00/ha – \$204,450.00 and 0.1517ha of land acquired at an indexed actual cost of \$235,532.37 A contribution to fund 100% of the cost of basic landscaping works (turf and reticulation) associated with the drain widening – \$628,754.05
\$3,951,162.52	9) General Administration, Studies and Fees A contribution to the administration of the contribution arrangement. This includes management of the arrangement by the City and involves the cost of project-managing infrastructure works and roll-out, design and contingencies, consultants required to review and provide technical advice, and other input on related matters. The following indexed components are included in the cost: <ul style="list-style-type: none"> DCP Administration allowance – \$443,044.12 Legal Costs allowance – \$628,806.90 Valuations allowance – \$125,761.38 Design and Costing Report (Wood & Grieve Engineers) – \$389,070.41 Preparation of Southern River Precinct 3 Guide Plan – \$188,848.81 Environmental Consultant Fees – \$377,284.13 Engineering and Landscaping Consultant Fees – \$850,644.72 Geotechnical Consultant Fees – \$75,456.82 Survey for Design Works allowance – \$150,913.66 Project Management Costs allowance – \$531,652.95 Local Government Fees – \$159,495.89 Road Safety Audit – \$30,182.73
\$30,776,550.31	Estimated total cost for common infrastructure works for the total net contribution area of 164.3839 ha
\$187,217.48	Contribution per hectare for Common Infrastructure Works.

3.3 Plan of CIW Contribution Area

The third element in calculating contribution requirements is to demonstrate spatially which land within the DCA should contribute to the provision of CIW. This land is shown on the following plan.



3.4 Land Valuation Process and Reimbursement

The provision of land for certain public purposes will be a key requirement of the development of Precinct 3. The main objective of the DCP will be to facilitate the assembly of land needed for certain public purposes in an equitable manner.

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 land for certain public purposes and in turn assist to determine the value of contributions to be collected to fund this cost.

Land identified for a public purpose within the DCPR is required to be ceded to the Crown, as follows:

- Regional road widening (Southern River Road and Holmes Street).
- Forrestdale Main Drain widening identified within the approved structure plan area for Sub-Precinct 3D.
- Forrestdale Main Drain widening identified within Sub-Precinct 3D but not covered by an approved structure plan (zoned 'General Rural').
- Balannup Lake Drain widening.
- Local Open Space identified within approved sub-precinct structure plans.

Adopting a common land value has advantages in terms of the cost, efficiency, fairness and transparency of the DCP. The value of land required for public purposes is established either by a site specific valuation or an englobo valuation for urban or general rural land, as outlined in the DCPR. To complete an englobo valuation, it is necessary to establish a hypothetical lot for each valuation scenario with a number of key assumptions on which the valuations can be based.

The following assumptions are applied to provide a hypothetical 'Urban' zoned lot:

- The hypothetical lot comprises a 2.7 hectare vacant parcel of land zoned 'Residential' R30' having an average lot size of 300m² which has direct road accessibility.
- Although the hypothetical lot is capable of being developed at a density of 'Residential R30', development is dependent upon a subdivision approval being issued by the Western Australian Planning Commission prior to development works commencing, with either a 10% cash-in-lieu contribution or a 10% POS requirement applicable.
- The hypothetical lot will require some fill (but not an excessive amount) to further accommodate more intensive development.
- The hypothetical lot is cleared and will not be encumbered by any contamination issues or environmental constraints and has no risk of flooding.
- The hypothetical lot comprises an un-serviced residential englobo parcel of land with essential services including scheme water, deep sewer, power, telephone and telecommunication infrastructure adjoining but not yet connected.

Based on the above considerations, a valuation rate of \$145.00/m² for 'Urban' zoned land has been established in this report and is based on a valuation undertaken by McGees Property in [June 2024](#).

The following assumptions are applied to provide a hypothetical 'General Rural' zoned lot:

- The hypothetical lot comprises a 2.6 hectare vacant parcel of land zoned 'General Rural' in accordance with the City of Gosnells TPS 6 and 'Urban Deferred' under the MRS which has direct road accessibility.
- The hypothetical vacant lot has no medium to long term rezoning potential, with the site's 'Urban Deferred' zoning having the equivalent development potential of a 'Rural' zoned parcel of land in accordance with the MRS.
- The hypothetical lot is cleared, generally level and with no contamination issues or environmental constraints with the land at no risk of flooding.

- It is assumed deep sewer and scheme water services are not available with a reliance on septic tanks, bores and rainwater tanks. All other essential services including power, telephone and telecommunications infrastructure are available but not connected.

Based on these considerations, a valuation rate of \$35.00/m² for 'General Rural' zoned land has been established and is based on a valuation undertaken by McGees Property in June 2024.

A site-specific valuation has been adopted for Lot 1000 Holmes Street which is required to cede land to accommodate the Holmes Street widening (involving the loss of associated improvements including house, outbuildings and fencing) as follows:

- **Lot 1000 Holmes Street** – a site-specific valuation of \$407,000.00 is proposed to compensate landowners for the road widening and loss of improvements.

Lot 8 Holmes Street was previously valued at a site-specific rate, however, the associated improvements have been removed and therefore an englobo urban land value is now applicable:

- **Lot 8 Holmes Street** – 2,962m² of land at an urban englobo valuation of \$1,450,000/ha = \$429,490.00 is proposed to compensate landowners for the road widening.

Land valuations will be regularly reviewed over the life of the DCP on advice from an independent licensed valuer, appointed by Council using assumptions set out in the DCPR. The relevant valuation methodology applied to specific land reflects an appropriate level of reimbursement for that land while balancing the need to ensure contributing landowners are not unduly burdened by costs.

Landowners can only seek reimbursement for public purpose land at the time the land is ceded to the Crown, generally linked to the City's clearance of subdivision conditions and on the basis that funds are available in the DCP. The City may offset the reimbursement for public purpose land ceded against part or all required developer contributions payable on a subject lot, provided the offset does not disadvantage the operational requirements of the DCP.

The process for valuation is consistent with the current process applied to other established DCPs within the City of Gosnells, as set out in Part 5 of TPS6. The valuation process provides for Licensed Valuers to be appointed by Council to determine the rates that will be applied for the purpose of establishing the contributions required for land reimbursements.

3.5 Timing for the Completion of Common Infrastructure Works

The fragmented land ownership within Precinct 3 means land will not developed in a programmed manner. This impacts the collection of contributions and may result in delays in the City having available funds to reimburse developing landowners for public purpose land and/or completed CIWs.

The City will generally deal with claims on a first-come-first-serve basis. That is to say, landowners who surrender land or undertake works early in the life of the DCP should reasonably expect to receive reimbursement because of having made contributions to the DCP and, by virtue of their actions, furthered the objectives of the DCP. An unavoidable consequence of this approach is that, on occasion, reimbursements may be delayed until sufficient funds are held in the DCP Reserve.

The unpredictability of development means it is not possible for the City to accurately forecast the implementation of works. This is likely to result in the staggered acquisition of public purpose land and the completion of CIWs, both based on availability of funds and the assembly of land needed to complete the works.

Table 5 provides an estimate of the expected completion times of CIW items applicable to the DCP, for those items of infrastructure where this information is known. Other CIW items can be added if their timing is determined. The City may consider requests to offset CIW or POS expenses against

the value of required contributions, however, these decisions will be guided by the priority and timing of infrastructure works outlined in Table 5 and the collection of funds.

TABLE 5: Estimated Completion of Common Infrastructure Works	
Infrastructure	Timing
<ul style="list-style-type: none"> Southern River Road - Stage 3 (between roundabout at Southern River Road/Holmes Street and Southern River). 	Completed 2020
<ul style="list-style-type: none"> Holmes Street 	2022 – 2026 dependent on landowners ceding land to the Crown for the Holmes Street road widening. This land is required to accommodate the full upgrade of this road, including the full upgrade of the Southern River Road/Holmes Street roundabout.

3.6 Apportionment of Common Costs

Some of the CIW costs will be apportioned between sub-precincts, whereas other costs will be apportioned across the broader Precinct 3 area. How CIW cost items are apportioned between sub-precincts is outlined in Table 6.

TABLE 6: Apportionment of Common Infrastructure Works							
Common Infrastructure Works	Sub-Precincts						
	3A (N)	3A (S)	3B	3C	3D	3E	3F
Forrestdale Main Drain Road Crossing					✓		
Balannup Drain Road Crossing		✓				✓	
Public Open Space Development	✓	✓	✓	✓	✓	✓	
Public Open Space Equalisation	✓	✓	✓	✓	✓	✓	
Preparation of Local Structure Plan	✓						

Details of the CIW cost items apportioned to specific sub-precincts, their cost and the intended method of apportionment to owners in the DCA is provided in Appendices C to I.

4.0 OPERATION OF DEVELOPMENT CONTRIBUTION PLAN

This DCPR outlines the calculation of costs (estimated and actuals) for CIW items. TPS6 requires a per-hectare levy to be established and paid by landowners at the subdivision and/or development stage.

The timing of payment of contributions is vital to the successful operation of this DCP. Funds need to be collected by the City in order to facilitate the completion of CIW items and reimbursement for land ceded for public purposes in a timely manner.

The DCP is to operate for a period of ten years from the date of gazettal of Amendment No. 110. An extension to the initial 10-year time period may be required to allow for landowners to develop and make the required contributions. Landowners within the DCP are required to pay contributions outlined in this DCPR in accordance with the relevant section of the Scheme.

5.0 ARBITRATION

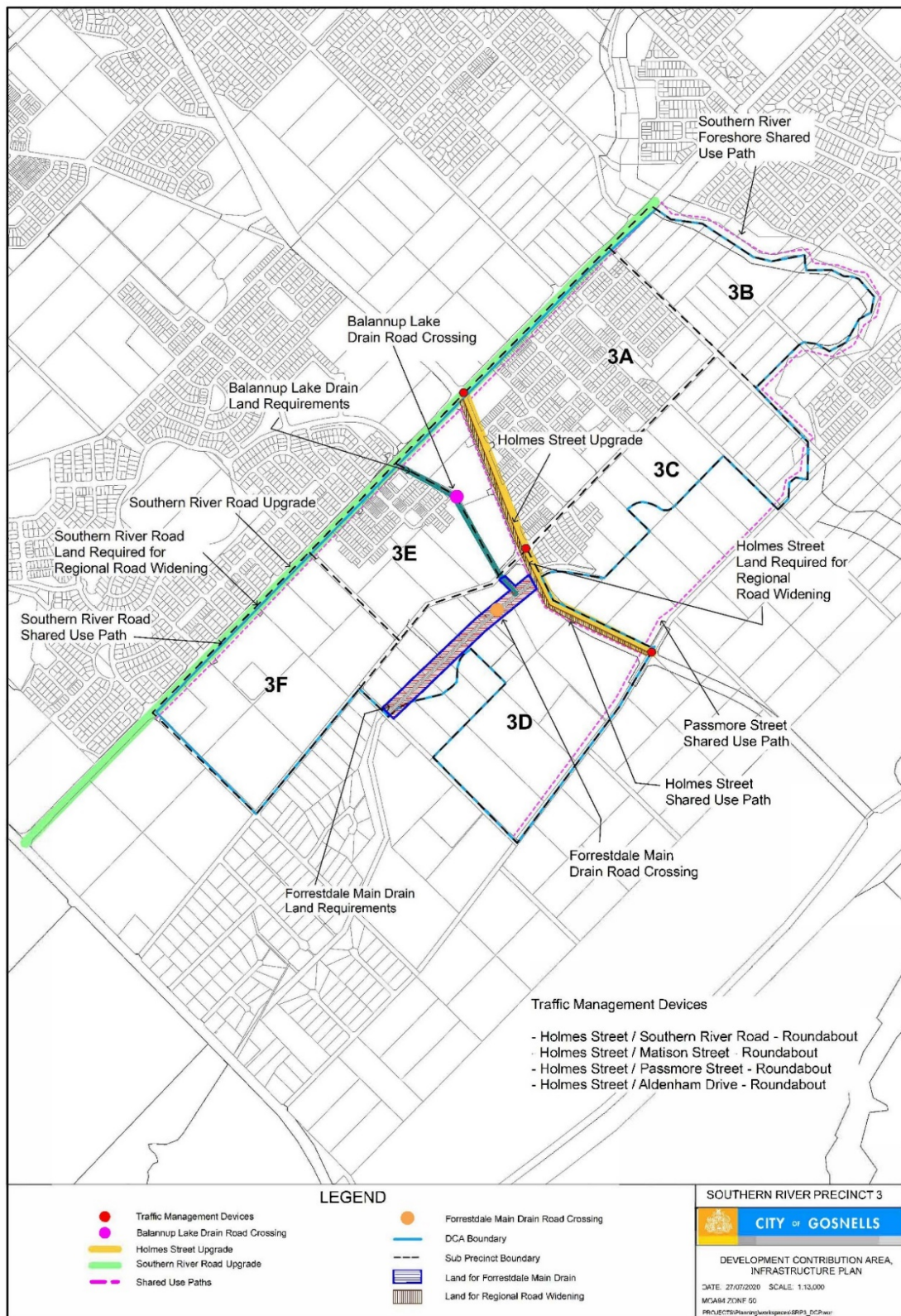
Part 5 of TPS 6 provides the process for arbitration of disputes between landowners and the local government in relation to the amount of a cost contribution or a land valuation.

Appendix A – Summary of Land Schedules

The following table summarises the sub-precinct land schedules contained in Appendix M “Contribution areas and plans by Sub-Precinct” which are a breakdown of the various land parcels required to make contributions under the DCPR. The total land area has been divided into seven sub-precincts.

Summary Land areas by Sub-Precinct – Southern River Precinct 3 (areas are m ²)												
Property Address	Gross Area	Commercial	Conservation	Subject to Further Planning	Drainage	Local Open Space	Public Purpose	Regional Road Widening	Rural	Wetlands	NCA CIW	NCA POS
Precinct 3A North	531224	22241	0	0	0	45828	39468	2685	0	0	443243	421002
Precinct 3A South	116357	31636	0	0	2973	9625	0	14959	0	0	88800	57164
Precinct 3B	295835	11114	0	0	0	9098	0	18	0	42560	244159	233045
Precinct 3C	340927	784	0	0	0	71861	0	2452	0	59585	207029	206245
Precinct 3D	549220	0	27611	44964	36524	8980	125691	20403	41421	108944	134682	134682
Precinct 3E	257745	2740	14143	40925	22643	7090	0	392	0	0	172552	169812
Precinct 3F	446442	353374	0	0	0	60910	12050	2512	0	17596	353374	0

Appendix B – Common Infrastructure Works Location Plan



Appendix C – Common Infrastructure Works Costing Details

1. Holmes Street and Southern River Road Land Requirements

Holmes Street

A total estimate of 3.6031ha of vacant land is required for the Holmes Street road widening at an estimated cost of \$1,450,000.00/ha. Some of this land has been acquired and the current allowance is \$5,375,290.33.

An allowance of \$880,490.00 (based on site-specific valuation parameters) has been made to reimburse the owners of both Lot 8 and Lot 1000 Holmes Street for road widening. The widening will necessitate the demolition of various improvements (houses, outbuildings and fencing) associated with Lot 1000.

An additional allowance of \$219,000.24 has been made to accommodate the demolition of houses (including license fees) located on Lots 8 and 1000 Holmes Street and further costs relating to the removal and disposal of existing road pavements, fencing and drainage infrastructure in the future Holmes Street road reserve.

The properties required to cede land for the Holmes Street road widening are shown in Table 7.

TABLE 7: Land Reimbursement Costs for Holmes Street			
Property Address	Land (m²)	Outstanding Cost Estimate	Indexed Actual Cost
Sub-Precinct 3A South			
Lot 11 Southern River Road	3202		\$478,682.99
Lot 1001 Holmes Street	4519		\$722,857.66
Lot 9 Matison Street	6221	\$902,045.00	
Sub-Precinct 3A North			
Lot 3 Southern River Road	274		\$40,961.63
Lot 4 Holmes Street	387		\$71,832.91
Lot 5 Holmes Street	482		\$77,100.55
Lot 8 Matison Street	532		\$85,098.53
Sub-Precinct 3D			
Lot 9 Holmes Street	2821	\$409,045.00	
Lot 1792 Holmes Street	14620	\$2,119,900.00	
Sub-Precinct 3C			
Lot 1793 Matison Street	2452		\$392,221.06
Lot 1804 Holmes Street	521	\$75,545.00	
Subtotal	36031	\$3,506,535.00	\$1,868,755.33
Lot 1000 Holmes Street	897	\$451,000.00	
Lot 8 Holmes Street	2962	\$429,490.00	
Subtotal	3859	\$880,490.00	-
Total	39890	\$4,387,025.00	\$1,868,755.33
		Grand total	\$6,255,780.33

The reimbursement is to be calculated in accordance with the adopted englobo urban land valuation applicable at the earlier of subdivision clearance by the City or when the land is formally transferred to the Crown (vested as road). Only those properties identified in Table 7 and on the plans contained in Appendix K are eligible for reimbursement.

The cost of reimbursement for land required for the widening of Holmes Street will be met by all landowners within the DCA.

Southern River Road

A total of 0.4518ha of land is required for the widening and associated drainage of Southern River Road at an estimated cost of \$1,450,000.00/ha, some of his land has been acquired and the current allowance is \$684,489.78

Properties required to cede land for the Southern River Road widening are detailed in Table 8.

TABLE 8: Land Reimbursement Costs for Southern River Road			
Landholding	Land (m²)	Outstanding Cost Estimate	Indexed Actual Cost
Lot 104 Leslie Street	18	\$2,610.00	
Lot 1508 Leslie Street	462		\$73,901.36
Lot 1744 Bradley Street	332		\$53,106.60
Lot 1 Southern River Road	22		\$3,519.11
Lot 14 Southern River Road	381		\$60,944.63
Lot 14 Southern River Road (drainage basin)	791		\$126,528.08
Lot 16 Southern River Road	187		\$27,115.00
Lot 100 Southern River Road	1770	\$256,650.00	
Lot 1768 Southern River Road	98	\$14,210.00	
Lot 21 Furley Road	237	\$34,365.00	
Total	4518	\$366,850.00	\$317,999.78
		Total	\$684,849.78

An area of 791m² is required for a drainage basin on Lot 14 Southern River Road intended to cater for road run-off from Southern River Road and is included in the Table 8.

The reimbursement is to be calculated in accordance with the adopted englobo urban land valuation applicable at the earlier of a clearance of subdivision conditions by the City or when the land is formally transferred to the Crown (vested as road). Only those properties identified in Table 8 and on the plans contained in Appendix K will be eligible for reimbursement.

The cost of reimbursement for land required for the Southern River Road widening (and associated drainage) will be met by all landowners within the DCA.

2. Upgrade of Holmes Street

An allowance of \$4,656,843.61 has been made for the full cost of providing an 8.5m single carriageway and half the cost of full earthworks for the second carriageway, on Holmes Street for the section between Southern River Road and Phoebe Street (formerly Passmore Street). It is anticipated that these works will be undertaken by the City and on that basis the allowance includes 'Preliminaries' to cover the City's costs in mobilising for the works. In the event landowners are permitted to fully upgrade various sections of this road, 'preliminaries' will not be available for reimbursement as this is a cost normally incurred by developing landowners as part of their own subdivision.

It is proposed Holmes Street is upgraded to a dual carriageway and the road reserve widened to 40m. The outer traffic lane also incorporates a 1.5m on-road bike lane on both carriageways. The alignment of the proposed road widening has been undertaken such that the eastern edge of the existing carriageway matches the eastern edge of the proposed carriageway between Southern River

Road and Matison Street. Between Matison and Passmore Streets the new road reserve alignment does not match the existing alignment.

Holmes Street has been designed based on the assumption the adjacent lots will match the existing levels at the boundary of the Holmes Street road reserve. As such no filling has been allowed into the lots and no allowance has been made for retaining where the road levels are higher than the surrounding land. It is assumed Holmes Street will be constructed after the development of the adjacent land parcels.

Roundabout treatments have been designed at the intersections of Holmes/Matison Streets and Holmes/Passmore Streets. The roundabout treatments are proposed to tie into the future pavement widths rather than the existing pavement arrangement. There are two additional intersections on Holmes Street that form part of these works and these have been designed as left-in-left-out intersections consistent with the intersection at Holmes Street and Faverolles Drive.

The design of Holmes Street has been undertaken based on a posted speed limit of 70km/h and the roundabouts designed to cater for the movements of a 19m semi-trailer. The majority of the existing pavement is required to be removed as the vertical alignment of the existing pavement does not tie into the vertical design alignment (due to the existing pavement being a Crown road). The pavement is assumed to comprise 100mm limestone (with 110mm sub-base for intersection and roundabouts), 250mm road base, 7mm primer seal and 40mm black asphalt with semi-mountable kerbs, as per the geotechnical report prepared by Douglas Partners.

Street-lighting along Holmes Street has been designed to accommodate the new road pavement layout to AS1158 Category V3. Generally, new 10.5m poles with double outreach 160W LED fittings will be installed within the median, with some single outreach LED fittings installed in an opposite configuration where there are existing single outreach fittings on the northern carriageway. The maximum spacing under the standard is 65m between fittings and the new fittings have been installed between 60m – 65m spacing where centrally placed. All streetlight poles will be coloured heritage red.

Cost estimates and design drawings for the upgrade of Holmes Street are contained in Appendix L.

3. Upgrade of Southern River Road

As Southern River Road abuts the SRP3 DCP area and the SRP2 DCP area the costs for the upgrade have been shared between the Precincts and the City. The costs applicable to SRP3 are:

A contribution of \$2,879,261.73 is required for half the cost of constructing an additional carriageway (including kerbing, lighting and landscaping) and half the cost of full earthworks for the second carriageway on Southern River Road for the section between Ranford Road and the Southern River (approximately 3560m).

The upgrade of Southern River Road has been completed and the indexed actual costs are summarised in Table 9.

TABLE 9: Southern River Road Upgrade Costs (Actuals and Estimates)		
Item	Description	Cost (\$)
1	Stages 1 & 2 - Southern River Road (between Ranford Road and Holmes Street) (indexed actual)	\$1,555,321.88
2	Stage 3 – Southern River Road (between Holmes Street and the Southern River) - (indexed actual)	\$1,323,939.85
Total		\$2,879,261.73

4. Shared Paths

Allowance has been made to construct 19,001.50m² of shared use paths at an estimated cost of \$2,020,608.65, comprising:

- A pedestrian bridge over the Balannup Drain (completed) – \$105,292.06 (indexed actual cost)
- 3,336m² and six pram ramps (completed) – Along Southern River Road between Furley Road and the Southern River (indexed actual cost) \$174,591.90.
- 1,901.5m², two pram ramps and 650m² of faux brick (outstanding) – Along Southern River Road between Furley Road and the Southern River (estimated cost) \$157,697.33.
- 4,014m² (outstanding) – Along the Southern River Foreshore between Southern River Road and Woongan Street (estimated cost) \$236,290.44.
- 3,310m² (outstanding) – Along Passmore Street between Woongan Street and Phoebe Street (estimated cost) \$194,091.66.
- 6,440m² (outstanding) – Along Holmes Street between Southern River Road and Passmore Street (estimated cost) \$381,845.25.

Cost estimates and design drawings for the paths are contained in Appendix L.

5. Traffic Management Devices

Southern River Road

A contribution of \$940,207.46 is required for the construction of two roundabouts at the intersection of Southern River Road / Holmes Street and Southern River Road / Aldenham Drive. The costs (actuals and estimates) and stages involved with the construction of Traffic Management devices are shown in Table 10.

TABLE 10: Southern River Road Traffic Management Devices Costs		
Stage	Description	Cost (\$)
1 and 2	Contribution to roundabout at Aldenham St (50% of \$339,545.24 (indexed pro-rata actual)	\$175,035.57
3	Contribution to Southern River Road / Holmes Street roundabout (50% of \$1,530,343.78), indexed estimate)	\$765,171.89
Total		\$940,207.46

A proportion of the total costs will be met by contributing landowners within Southern River Precinct 2 and the City of Gosnells.

A summary of actual costs expended and estimates for the roundabouts are contained in Appendix L.

Holmes Street

Allowance of \$1,557,762.16 has been made for a contribution to the following works:

TABLE 11: Holmes Street Traffic Management Devices Costs	
Description	Cost (\$)
Contribution to the Holmes / Matison Street roundabout (100% of the cost (indexed estimate))	\$998,450.79
Contribution to the Holmes / Passmore St roundabout (50% of \$1,048,428.73 indexed estimate)	\$559,311.37
Total	\$1,557,762.16

Cost estimates and design drawings for Traffic Management are contained in Appendix L.

6. Relocation of Services

Southern River Road

A contribution of \$2,497,249.80 is required for the cost of service relocation, including the removal/relocation/undergrounding of Western Power transmission poles (as detailed in the Transmission Pole location plan contained in Appendix K), Western Power distribution works, Telstra infrastructure and the cost of relocation or realignment of water and/or sewerage services.

The City has upgraded Southern River Road and the costs (indexed actuals) for service relocation are shown in Table 12.

TABLE 12: Southern River Road Relocation of Services Costs		
Stage 1 & 2	Relocation cost for 3 transmission poles in the Southern River Road / Holmes Street intersection (50% of P7 – P9)	\$167,803.19
Stage 1 & 2	Relocation cost for 6 transmission poles on Southern River Road and minor intersection (66.67% of P1 – P6)	\$448,148.47
Stage 1 & 2	Relocation cost of distribution works at the Holmes Street / Southern River Road intersections (50%)	\$311,950.00
Stage 1 & 2	Relocation cost for Telstra services affected by the widening of Southern River Road (50%)	\$240,784.50
Stage 1 & 2	Cost for NBN installation (50%)	\$127,386.35
Stage 3	Relocation for transmission poles	\$609,452.34
Stage 3	Relocation distribution poles	\$46,644.23
Stage 3	Relocation for Telstra services	\$99,181.06
Stage 3	ATCO protection works	\$204,329.70
Stage 3	Relocation of water mains	\$229,452.74
Stage 3	NBN works	\$12,117.22
Total Contribution		\$2,497,249.80

A proportionate cost of the total works will be met by contributing landowners within Southern River Precinct 2 and the City of Gosnells.

Holmes Street

A contribution of \$704,915.05 is required for the cost of power, water and telecommunications service relocation in Holmes Street.

Power Services

To facilitate the installation of street-lighting in the median island of Holmes Street, the existing overhead poles will be removed. There are six existing properties connected to the overhead power lines on Holmes Street. As these power lines will be undergrounded, arrangements will need to be made to reconnect these properties to the underground power network. The existing Western Power assets will need to be relocated / removed to suit the proposed carriageway amendments as follows:

- Poles and aerals to be removed from Pole 396988 Passmore Street to Pole 1011374 Matison Street and Pole 97132 to Pole 97134 near Holmes Street
- New HV Pole, Stay and Cable termination at Pole 396988 Passmore Street
- New LV Pole, Stay and Cable termination at Pole 1011374 Matison Street
- New Transformer and Switchgear (currently proposed within the proposed development within Matison Street
- New HV & LV Cable joints near Faverolles Drive
- New HV & LV Cable joints at the intersection of Holmes and Southern River Road
- Reconnection of existing customers on Lots 1000, 1001, 9,8,419 and 1792 along Holmes Street

An allowance of \$369,111.03 has been made for these works and is broken down into the following component cost items:

- Relocation and amendment of Western Power assets - \$326,853.99 (which includes Estimated Works Fee - \$320,449.23, QA - \$1,486.04, Design Conformance Fee - \$3,873.56 and Design Information Package - \$1,045.16).
- Connection of existing customers from overhead to underground - \$42,257.04

Water Services

The proposed Holmes Street and Passmore Street roundabout works in the vicinity of the existing Water Corporation DN1400 steel Serpentine – Canning Link Main will require specific construction methodologies to be detailed by the Contractor to obtain a Clearance to Works permit. It is expected minor adjustments may be required to the scour valve access chamber lid level depending on the location of the pavement interface with the existing Passmore Street.

An allowance of \$14,085.68 has been included in the DCP for these works.

Water Corporation have advised there is a DN500 distribution main included in their long-term headworks planning (possibly after 2030) that will be required to be installed within Holmes Street. When this is required, it will need to be designed and constructed through a Customer Constructed Works Agreement between the developer and the Water Corporation. In this case the developer funds the construction works upfront and is reimbursed by the Water Corporation. As such, there is no requirement for the inclusion of water infrastructure items for funding within the DCP.

The required alignments for the water reticulation and distribution main in accordance with the Utility Providers Code of Practice have been left clear in the Holmes Street verge for the future installation of these mains. Superseded

Telecommunications Services

Telstra and NBN typically have a requirement that any service relocations are undertaken on a like for like basis. There are existing NBN cables within Telstra pit and pipe on Holmes Street that are required to be relocated to facilitate the upgrade of Holmes Street.

An allowance of \$204,232.50 has been included in the DCP for these works. This estimate will need to be confirmed through a quotation from NBN and Telstra when the works are scheduled.

Cost estimates and design drawings for the relocation of services are contained in Appendix L.

Service Relocation

The service relocation costs include a provisional cost of \$29,371.46 and a contingency allowance of \$88,114.38, totalling \$117,485.84.

7. Land Requirements for Forrestdale Main Drain Widening

A total of 3.6524ha of land is required for the widening of the Forrestdale Main Drain (FMD) at an estimated cost of \$2,646,080.00

- A valuation rate of \$1,450,000.00/ha for 1.2434ha of drain widening (zoned Urban) has been used to calculate the estimate of \$1,802,930.00
- A valuation rate of \$350,000.00/ha for 2.4090 ha of drain widening (zoned General Rural) has been used to calculate the estimate of \$843,150.00

The properties required to cede land for the FMD widening are shown in Table 13.

TABLE 13: Land Reimbursement Costs for Forrestdale Main Drain (FMD) Widening		
Property Address	Land (m²)	Cost (\$)
Lot 9 Holmes Street	2,772	\$401,940.00
Lot 8 Holmes Street	2,024	\$293,480.00
Lot 6 Matison Street	7,638	\$1,107,510.00
Urban zoned section of FMD Sub-total	12,434	\$1,802,930.00
Lot 5 Matison Street	4,947	\$173,145.00
Lot 102 Matison Street	2,328	\$81,480.00
Lot 101 Matison Street	2,330	\$81,550.00
Lot 3 Matison Street	4,732	\$165,620.00
Lot 2 Matison Street	4,822	\$168,770.00
Lot 1 Matison Street	4,931	\$172,585.00
Rural zoned section of FMD Sub-total	24,090	\$843,150.00
Total	36,524	\$2,646,080.00

The reimbursement is to be calculated in accordance with the applicable adopted englobo urban or rural land valuation rate applicable at the earlier of a subdivision clearance for relative conditions is issued by the City or the land being formally transferred to the Crown (vested as road). Only those properties identified in Table 13 and on the plans contained in Appendix K will be eligible for reimbursement.

An allowance has been made to fund 100% of the cost of basic landscaping works (turf and reticulation) associated with the drain widening – \$620,095.05 (refer to Appendix L for cost estimates and design drawings).

The cost of reimbursement for land required for the FMD widening and basic landscaping will be met by all landowners within the DCA.

8. Land Acquisition for Balannup Lake Branch Drain Widening

A total of 0.2927ha of land is required for the widening of the Balannup Lake Drain (BLD) at an estimated cost of \$439,982.37

- A valuation rate of \$1,450,000.00/ha for 0.1410ha of drain widening (zoned Urban) has been used to calculate the estimate of \$204,450.00 for outstanding land acquisition
- 0.1517ha of surrendered land at an indexed actual cost of \$235,532.37

The properties required to cede land for the BLD widening are shown in Table 14.

TABLE 14: Land Reimbursement Costs for Balannup Lake Drain Widening			
Property Address	Land (m²)	Estimated Cost (\$)	Indexed Actual Cost (\$)
Lot 11 Southern River Road	681		\$101,806.10
Lot 1001 Holmes Street	836		\$133,726.27
Lot 9 Matison Street	1,410	\$204,450.00	
Sub-total		\$204,450.00	\$235,532.37
Total	2,973		\$439,982.37

The reimbursement is to be calculated in accordance with the adopted englobo urban land valuation rate applicable at the earlier of a clearance of subdivision conditions by the City or the land is formally transferred to the Crown (vested as road). Only those properties identified in Table 14 and on the plans contained in Appendix K will be eligible for reimbursement.

An allowance has been made to fund 100% of the cost of basic landscaping works (turf and reticulation) associated with the drain widening – \$628,754.05 (refer to Appendix L for cost estimates and design drawings).

The cost of reimbursement for land required for the BLD widening and landscaping will be met by all landowners within the DCA.

9. General Administration, Studies and Fees

An allowance of \$3,951,162.52 has been made for the costs of administering the contribution arrangement. This includes management of the arrangement by the City and involves the cost of project-managing infrastructure works and roll-out, design and contingencies, consultants required to review and provide technical advice, and other input on related matters. The following components are included in the cost:

- General administration allowance – This will be a cost to the City and is estimated based on 5% of the total capital cost of the CIW's. This allowance covers the following activities:
 - Managing and collecting contributions
 - Landowner negotiations in relation to ceding land for regional roads and drainage
 - Managing claims for reimbursement of land for regional roads and drainage
 - Managing contribution reserve accounts
 - Annual review of contribution rates
 - Financial reporting
 - Providing customer information
 - General expenditure relating to the administration of the DCPR and its objectives.

An allowance of \$443,044.12 has been included in the DCP to fund this cost.

- Legal Costs allowance – An allowance has been made for legal costs which will be required for the operational life of the DCP at an estimated cost of \$628,806.90. Based on previous legal costs incurred by the City, this amount will fund two matters requiring intervention by the courts.
- Valuations allowance – In order to progress with the reimbursement of land for regional roads, drainage, and LOS, the City will require annual valuations at a total estimated cost of \$125,761.38 for the life of the DCP. This allowance is based on the cost of undertaking all valuations required to inform the DCP multiplied by a 20-year period to account for the potential operational lifespan of the arrangement. The valuations are required to be revised each year to inform the annual review of the arrangement.
- Design and Costing Report (Wood & Grieve Engineers) – This work was undertaken to determine the costs of infrastructure required to facilitate subdivision and development of the area. This includes detailed design for the FMD, BLD and regional roads at a cost of \$389,070.41
- Preparation of the Southern River Precinct 3 (SRP 3) Guide Plan (GP) - An allowance has been made, based on costing details provided by the proponent, to cover the cost of the preparation of the SRP 3 GP, including, planning, engineering, water management and environmental aspects of the proposal - \$188,848.81

The following administration fees include a 15% contingency and 5% provisional sum:

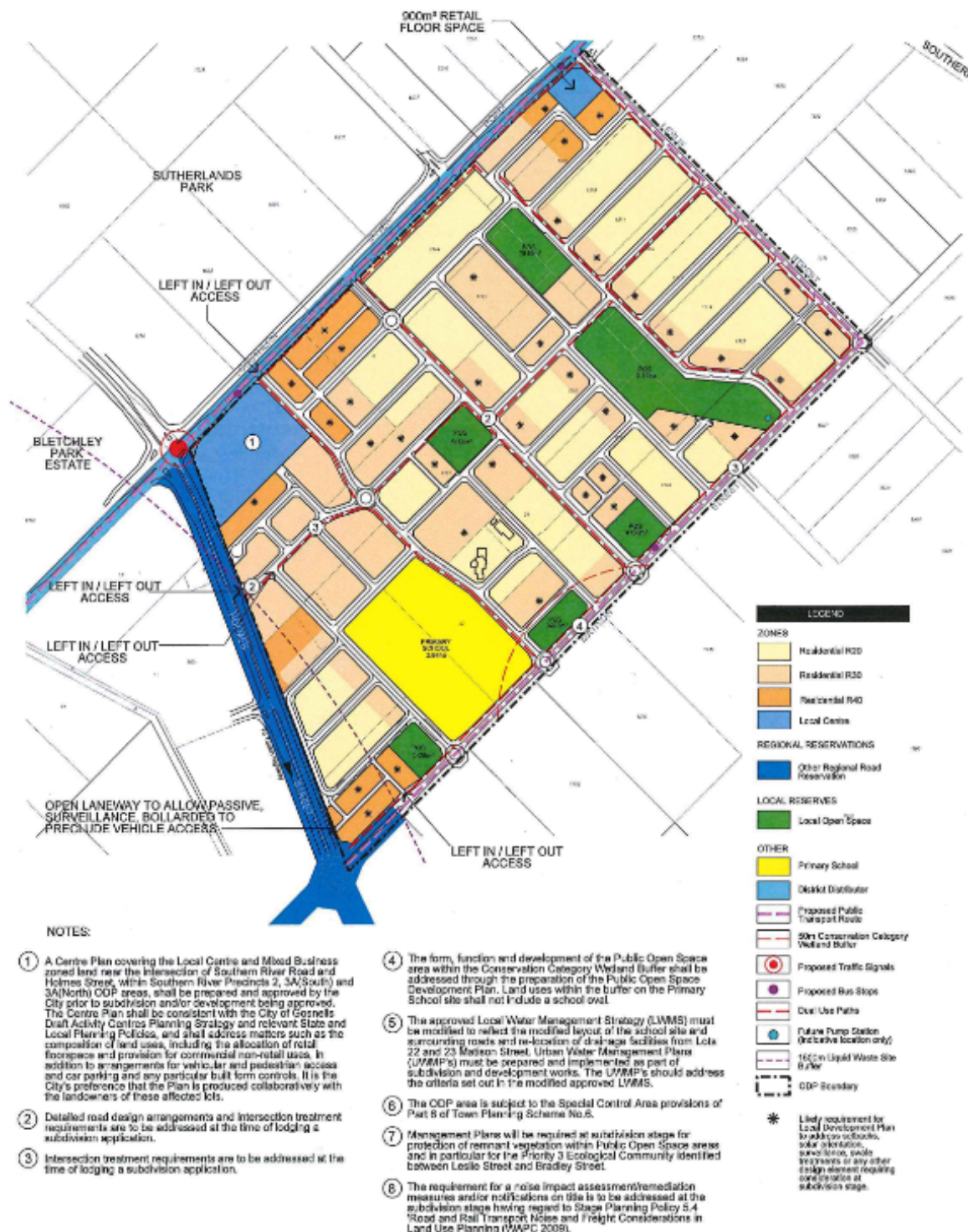
- Environmental Consultant Fees – An allowance of \$377,284.13 has been made to engage an environmental consultant, to undertake the following tasks:
 - Preparation of fauna, flora, vegetation survey and referral under the *Environmental Protection, Biodiversity and Conservation Act 1999* (EPBC Act) to consider matters of national environmental significance – \$83,002.51
 - Additional works required from the EPBC Act referral as a result of the proposal being deemed a 'Controlled Action' – \$90,548.19
 - Section 18 Application under the *Aboriginal Heritage Act 1972*, including consultation and commissioning of specialist consultants - \$75,456.82
 - Completion and lodgement of the WAPC Acid Sulphate Soils Self-Assessment form. Preparation of Acid Sulphate Soils Management Plans by individual developers – \$90,548.19
 - Preparation and lodgement of native vegetation clearing permit including additional work required to consider offsets – \$37,728.42
- Engineering and Landscaping Consultant Fees – An allowance has been made to engage engineering and landscaping consultants to facilitate the provision of infrastructure based on 8% of the total capital costs of CIWs (excluding land reimbursement for new roads and drain widening) which equates to an estimated cost of \$850,644.72
- Geotechnical Consultant Fees – An allowance has been made to engage geotechnical consultants to facilitate the provision of infrastructure at an estimated cost of \$75,456.82
- Survey for Design Works allowance – An allowance has been made for survey works to be undertaken for the design and construction of the FMD, BLD and regional roads. This allowance also includes strategic land acquisitions for the FMD at a total estimated cost of \$150,913.66
- Project Management Costs – An allowance has been made for project management costs typically incurred to manage the project (including coordination of consultants for DCP design items) and is based on 5% of the total capital costs of CIWs – \$531,652.95
- Local Government Fees – An allowance has been made for the cost of the supervision fee required for roads and drainage – \$159,495.89
- Road Safety Audit – An allowance has been made for a post construction Road Safety Audit at an estimated cost of \$30,182.73

Where contingencies or provisional sums are applicable to any of the detailed costs contained within the DCPR and appendices, the following definitions apply:

- Contingency – This is an allowance for items that may be required / encountered before or during construction. It allows for a shift in construction rates, changes that may occur in scope or standards (by any authority etc.), changes to staging etc. It is a percentage allowance (15%) applied to all estimates as a contingency so that budgets are not exceeded.
- Provisional Sum – This is included to allow for items that are reasonably expected to be required but cannot be quantified / costed upfront. It includes emergency dust control (over and above the contractual required and allowed site works), stand down or resources, amendments to existing services (and the authority fees associated with this). The cost of this work will be met by all landowners within the DCA and is based on a percentage allowance of 5%.

Appendix D - Arrangements Specific Sub-Precinct 3A North

3A North Structure Plan



SOUTHERN RIVER PRECINCT 3A
Outline Development Plan

1. 12/20/2021
2. 11/25/2021
3. 04/10/2022

TAYLOR GURNELL BARNETT

3A North Structure Plan

The following contribution arrangements apply to Sub-Precinct 3A (North) in addition to the requirements for the broader Precinct 3 DCA.

Common Infrastructure Works

The cost of preparing the adopted Sub-Precinct 3A North structure plan is a common cost for all landowners within this sub-precinct. Table 3AN/1 sets out the Net Contribution Area for these contributions.

TABLE 3AN/1 - CIW Contribution Area - Sub-Precinct 3A North	
Gross Precinct Area	53.1224 ha
Less	
Local Open Space	4.5828
Public Purpose	3.9468
Regional Road Widening	0.2685
Net CIW Contribution Area	44.3243 ha

A contribution of \$732,940.28 (indexed actual cost) is required, based on costing details provided by the proponent, which covers the planning, engineering and environmental elements of the structure plan.

A contribution of \$36,647.01 is also required to administer the DCPR and is estimated to be 5% of the total CIW costs for the sub-precinct.

Table 3AN/2 provides a summary of costs applicable to the preparation of the structure plan and administration of the DCPR, and how these costs will be apportioned as a contribution rate. These costs are to be equally shared by all developable land in the sub-precinct.

TABLE 3AN/2 - CIW Common Cost Schedule - Sub-Precinct 3A North	
<i>Note: All costs exclude GST.</i>	
\$732,940.28	Preparation of Structure Plan A contribution to the cost of preparing the structure plan for Sub-Precinct 3A North – indexed estimate
\$36,647.01	Administration A contribution is to be made to the costs of administering the development contribution plan, including: <ul style="list-style-type: none"> • Managing collection of contributions • Landowner reimbursement negotiations • Managing claims for reimbursement of CIW and POS items • Managing contribution reserve accounts • Annual review of contribution rates • Financial reporting • Providing customer information • General expenditure relating to the administration of the DCPR and its objectives.
\$769,587.29	Estimated total cost for structure plan preparation and administration for the total net contribution area of 44.3243 ha
\$17,362.65	Contribution per hectare of net contribution area

Local Open Space Equalisation, Development and Maintenance

The cost of LOS (land), its development and maintenance are a common cost for all landowners who develop their properties for Residential within this sub-precinct. Table 3AN/3 sets out the Net Contribution Area for these contributions.

TABLE 3AN/3 - LOS Contribution Area - Precinct 3A North	
Gross Precinct Area	53.1224 ha
<i>less</i>	
Local Open Space	4.5828 ha
Public Purpose	3.9468 ha
Regional Road Widening	0.2685 ha
Commercial	2.2241 ha
Net LOS Contribution Area	42.1002ha

Note – Any land developed for non-residential purposes not within the deducted areas contained in Table 3AN/3 will be subject to a POS contribution.

The structure plan for Sub-Precinct 3A North identifies an area of 4.5566ha for Local Open Space (LOS). All land within the structure plan area, including land identified for the construction of new subdivisional roads, will be required to contribute to LOS. The DCPR will collect funds at the time of development or subdivision from developers who provide a cash contribution in lieu of providing land. These funds will be held by the City for distribution to landowners who provide surplus LOS. These landowners may seek reimbursement once the LOS has been surrendered free of cost to the Crown.

In the event a developer supplying excess LOS 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 reimbursement, following collection of future cash in lieu contributions.

Based on the adopted englobo urban land valuation of \$1,450,000.00/ha for outstanding acquisitions and the indexed actual cost for land that has been acquired, the total cost is \$7,137,824.10

Table 3AN/4 provides a summary of the LOS land requirements, development and maintenance costs applicable to Sub-Precinct 3A North and how these costs will be apportioned as a contribution rate. These costs are to be equally shared by all developable land in Sub-Precinct 3A North.

TABLE 3AN/4 - LOS Common Cost Schedule - Sub-Precinct 3A North	
<i>Note: All costs exclude GST</i>	
\$7,137,824.10	LOS Land Requirements A contribution is to be made to fund the cost of land required for the provision of LOS. <ul style="list-style-type: none"> A valuation rate of \$1,450,000.00/ha for 0.3393 ha of outstanding land has been used to calculate the estimate of \$491,985.00 4.2173 ha of land has been acquired at an indexed actual rate of \$6,645,839.10
\$3,142,398.57	Development and Maintenance of LOS A contribution is to be made to the costs of providing a basic level of development (turfing and reticulation) and for maintenance of the LOS being provided for passive recreational use: <ul style="list-style-type: none"> LOS development and maintenance for outstanding works equates to \$1,351,479.19 (indexed estimates) LOS development and maintenance for completed works equates to \$1,790,919.38
\$10,280,222.67	Estimated total cost for LOS Development, Maintenance and Administration for the total net contribution area of 42.1002ha
\$244,184.65/ha	Contribution per hectare of net contribution area

The cost of developing and maintaining LOS to a minimum standard is included as a common cost for Sub-Precinct 3A North. The minimum standard involves a basic level of earthworks, turfing, reticulation and a two-year maintenance period.

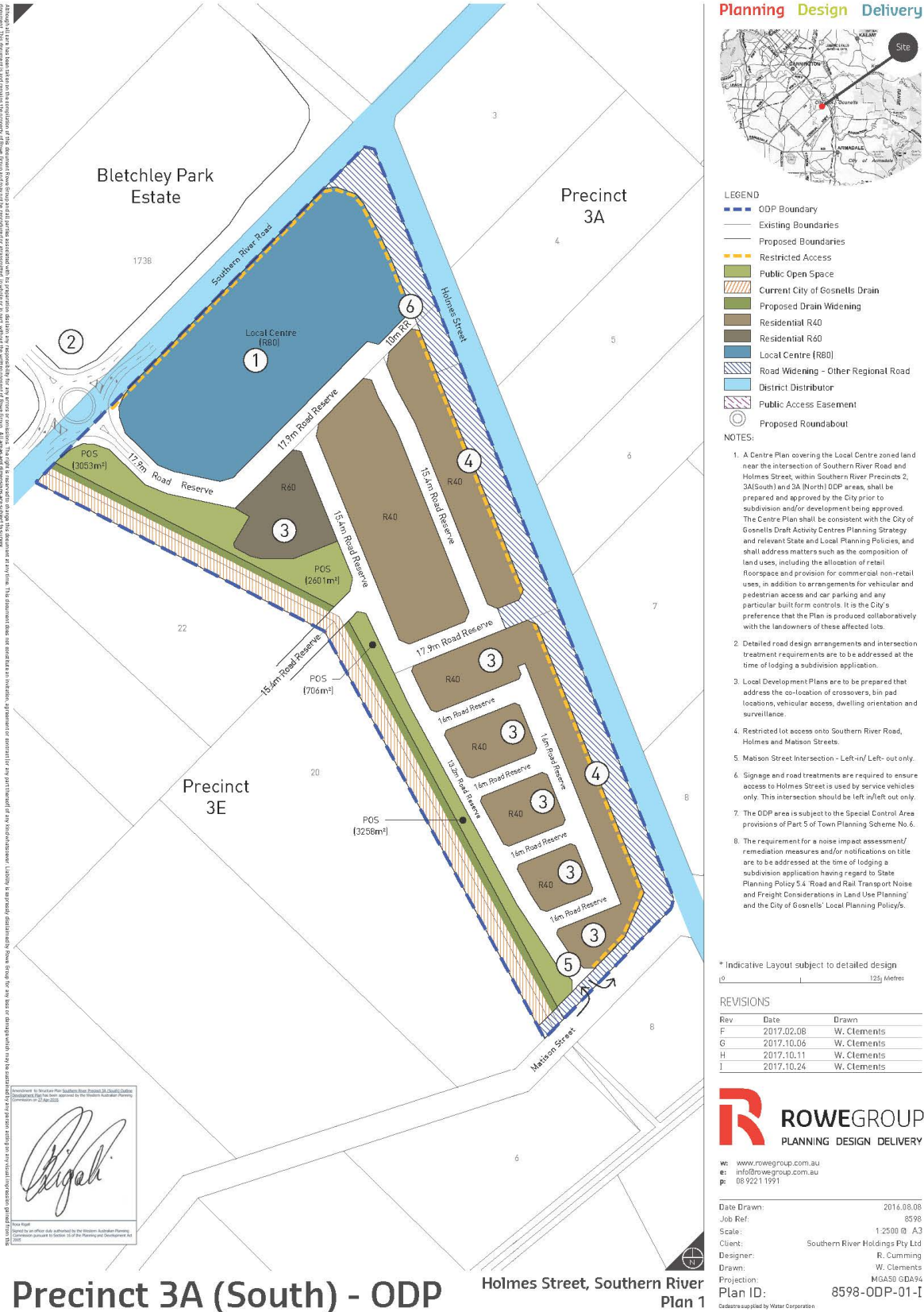
The rates applicable to LOS development and maintenance are supported by unit rates provided by consultants engaged by the City to undertake a design/costing exercise in relation to the infrastructure provision required for Precinct 3. Table 3AN/5 lists these unit rates which form the base rates used to calculate the overall estimated cost of outstanding LOS development and maintenance. Actual costs have been included for completed LOS where a reimbursement has been agreed, these costs are indexed under reviews.

Reimbursements are based on the actual cost of works as they compare to the unit rates and quantities provided in table 3AN/5 and cannot exceed the maximum available under the DCPR. Once claims have been assessed, in cases where the actual expenditure is less than the total allowance in the DCPR and where there is appropriate justification, the City at its discretion, may allow for adjustments to the assessed claim in cases where actual expenditure varies from the unit rates and quantities in the DCPR. Reimbursements are not available for works that are not itemised in the DCPR or supporting tables.

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Appendix E - Arrangements Specific to Sub-Precinct 3A South

3A South Structure Plan



The following contribution arrangements apply to Sub-Precinct 3A South in addition to the requirements for the broader Precinct 3 DCA.

Common Infrastructure Works

A contribution of \$231,471.45 is required to provide a road crossing across the Balannup Lake Drain between Sub-Precincts 3A South and Sub-Precinct 3E. On a respective land area basis, the developable portion of Sub-Precinct 3A South is 35% and Sub-Precinct 3E is 65% which equates to a proportionate share of \$81,015.01 to be funded by Sub-Precinct 3A South.

A contribution of \$3,639.24 is also required to administer the DCPR and is estimated to be 5% of the total CIW costs for the sub-precinct.

Table 3AS/1 sets out the Net Contribution Area for these contributions.

TABLE 3AS/1 - CIW Contribution Area – Sub-Precinct 3A South	
Gross Precinct Area	11.6357 ha
Less	
Drainage	0.2973
Local Open Space	0.9625
Regional Road Widening	1.4959
Net CIW Contribution Area	8.8800 ha

Table 3AS/2 provides a summary of costs applicable to the provision of the road crossing and administration of the DCPR, and how these costs will be apportioned as a contribution rate. These costs are to be equally shared by all developable land in the sub-precinct.

TABLE 3AS/2 - CIW Common Cost Schedule – Sub-Precinct 3A South	
<i>Note: All costs exclude GST</i>	
\$81,015.01	Balannup Lake Drain Road Crossing A contribution to the proportionate cost of providing a road crossing over the Forrestdale Main Drain between Sub-Precinct 3A South and Sub-Precinct 3E (indexed estimate)
\$3,639.24	Administration A contribution is to be made to the costs of administering the development contribution plan, including: <ul style="list-style-type: none"> Managing collection of contributions Landowner reimbursement negotiations Managing claims for reimbursement of CIW and POS items Managing contribution reserve accounts Annual review of contribution rates Financial reporting Providing customer information General expenditure relating to the administration of the DCPR and its objectives.
\$84,654.25	Estimated total cost for BLD road crossing and administration for the total net contribution area of 8.8800ha
\$9,533.14	Contribution per hectare of net contribution area

Cost estimates and design drawings for the road crossing are contained in Appendix L.

Appendix F - Arrangements Specific to Sub-Precinct 3B

This sub-precinct contains no common infrastructure or POS items that require equalisation and will not attract any sub-precinct contributions.

There are contributions to be paid for the broader Precinct 3 area as detailed in this Development Contribution Plan Report.

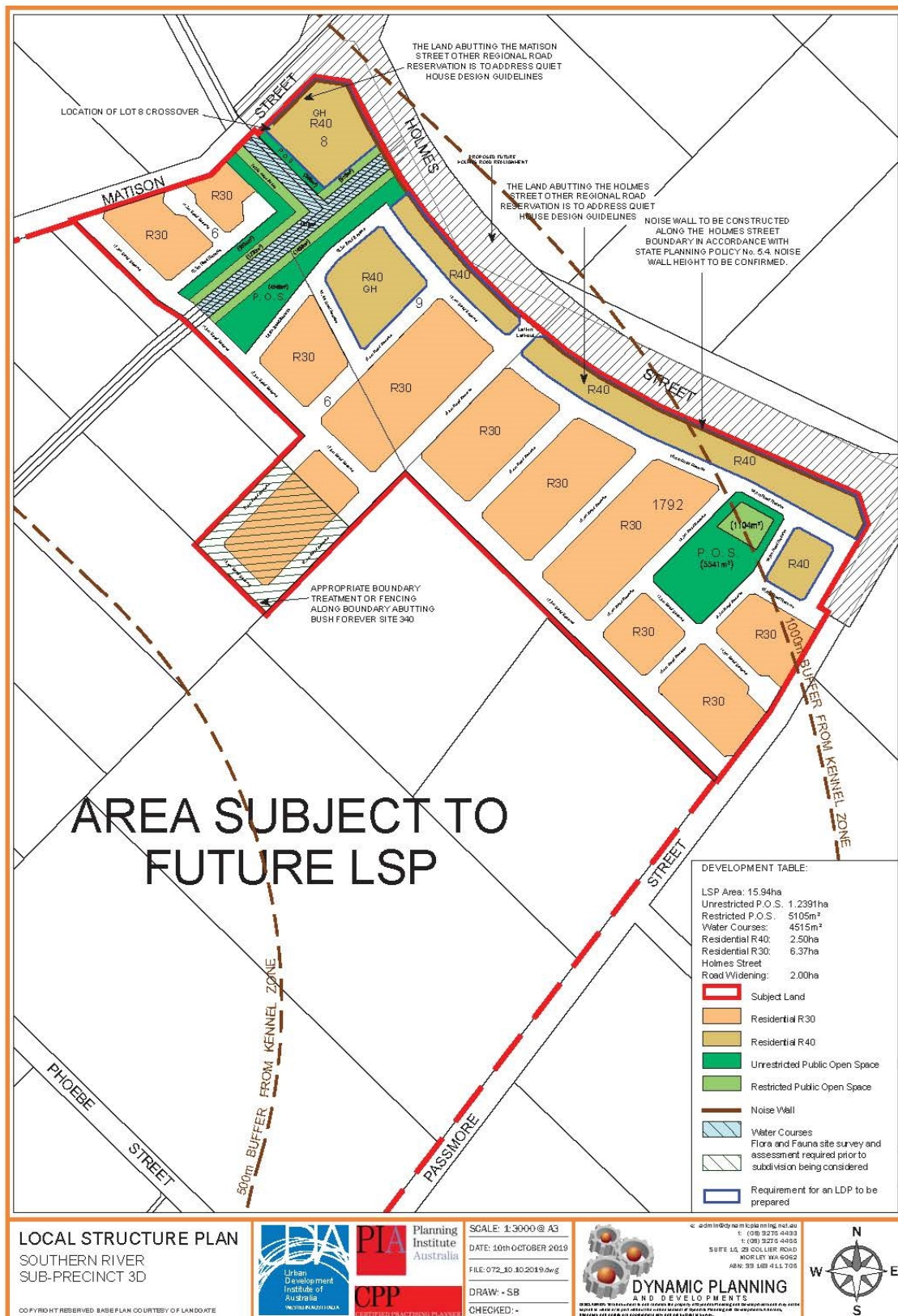
Appendix G - Arrangements Specific to Sub-Precinct 3C

This sub-precinct contains no common infrastructure or POS items that require equalisation and will not attract any sub-precinct contributions.

There are contributions to be paid for the broader Precinct 3 area as detailed in this Development Contribution Plan Report.

Appendix H - Arrangements Specific to Sub-Precinct 3D

3D Structure Plan



The following contribution arrangements apply to Sub-Precinct 3D in addition to the requirements for the broader Precinct 3 DCA.

Common Infrastructure Works

A contribution of \$379,197.89 is required to provide a road crossing across the Forrestdale Main Drain (FMD) in Sub-Precinct 3D to connect to Matison Street. A contribution of \$17,033.82 is also required to administer the DCPR and is estimated to be 5% of the total CIW costs for the sub-precinct.

Table 3D/1 sets out the Net Contribution Area for these contributions.

TABLE 3D/1 - CIW Contribution Area - Sub-Precinct 3D	
Gross Precinct Area	54.9220 ha
Less	
Conservation	2.7611 ha
Drainage	3.6524 ha
Local Open Space	0.8980 ha
Public Purpose	12.5691 ha
Regional Road Widening	2.0403 ha
Rural	4.1421 ha
Subject to Further Planning	4.4964 ha
Wetlands	10.8944 ha
Net CIW Contribution Area	13.4682 ha

Table 3D/2 provides a summary of the costs applicable to the provision of the road crossing and administration of the DCPR, and how these costs will be apportioned as a contribution rate. These costs are to be equally shared by all developable land in the sub-precinct.

TABLE 3D/2 - CIW Common Cost Schedule - Sub-Precinct 3D	
<i>Note: All costs exclude GST</i>	
\$379,197.89	Forrestdale Main Drain Road Crossing A contribution to the proportionate cost of providing a road crossing over the FMD between Sub-Precinct 3A South and Sub-Precinct 3E (indexed estimate)
\$17,033.82	Administration A contribution is to be made to the costs of administering the development contribution plan, including: <ul style="list-style-type: none"> • Managing collection of contributions • Landowner reimbursement negotiations • Managing claims for reimbursement of CIW and POS items • Managing contribution reserve accounts • Annual review of contribution rates • Financial reporting • Providing customer information • General expenditure relating to the administration of the DCPR and its objectives.
\$396,231.71	Estimated total cost for FMD road crossing and administration for the total net contribution area of 13.4682ha
\$29,419.80/ha	Contribution per hectare of net contribution area

Cost estimates and design drawings for the road link are contained in Appendix L.

Appendix I - Arrangements Specific to Sub-Precinct 3E

3E Structure Plan



The following contribution arrangements apply to Sub-Precinct 3E in addition to the requirements for the broader Precinct 3 DCA

Common Infrastructure Works

A contribution of \$231,471.45 is required to provide a road crossing across the BLD between Sub-Precincts 3A South and 3E. On a respective land area basis, the developable portion of Sub-Precinct 3A South is 35% and Sub-Precinct 3E is 65% which equates to a proportionate share of \$150,456.44 to be funded by Sub-Precinct 3E.

A contribution of \$6,758.61 is also required to administer the DCPR and is estimated to be 5% of the total CIW costs for the sub-precinct. Table 3E/1 sets out the Net Contribution Area for these contributions.

TABLE 3E/1 – CIW Contribution Area - Sub-Precinct 3E	
Gross Sub-Precinct Area	25.7745
Less	
LOS Conservation	1.4143
Drainage	2.2643
Local Open Space	0.7090
Regional Road Widening	0.0392
Subject to Further Planning	4.0925
Net CIW Contribution Area	17.2552 ha

Table 3E/2 provides a summary of the costs applicable to the provision of the road crossing and administration of the DCPR, and how these costs will be apportioned as a contribution rate. These costs are to be equally shared by all developable land in the sub-precinct.

TABLE 3E/2 – CIW Common Cost Schedule - Sub-Precinct 3E	
<i>Note: All costs exclude GST</i>	
\$150,456.44	Balannup Road Crossing A contribution to the provision of a road crossing over the BLD between Sub-Precincts 3A North and 3E (indexed estimate)
\$6,758.61	Administration A contribution is to be made to the costs of administering the development contribution plan, including: <ul style="list-style-type: none"> • Managing collection of contributions • Landowner reimbursement negotiations • Managing claims for reimbursement of CIW and POS items • Managing contribution reserve accounts • Annual review of contribution rates • Financial reporting • Providing customer information • General expenditure relating to the administration of the DCPR and its objectives.
\$157,215.05	Estimated total cost for BLD road crossing and administration for the total net contribution area of 17.2552ha
\$9,111.17/ha	Contribution per hectare of net contribution area

Cost estimates and design drawings for the road link are contained in Appendix L.

Local Open Space Equalisation, Development and Maintenance

The cost of LOS (land), its development and maintenance are a common cost for all landowners within this sub-precinct. Table 3E/3 sets out the Net Contribution Area for these contributions.

TABLE 3E/3 – LOS Contribution Area - Sub-Precinct 3E	
Gross Precinct Area	25.7745 ha
Less	
LOS Conservation	1.4143
Drainage	2.2643
Local Open Space	0.7090
Regional Road Widening	0.0392
Subject to Further Planning	4.0925
Commercial	0.2740
Net LOS Contribution Area	16.9812 ha

The structure plan for Sub-Precinct 3E identifies an area of 0.7090 ha for LOS. All land within the structure plan area, including land identified for the construction of new subdivisional roads, will be required to contribute to LOS. The DCPR will collect funds at the time of development or subdivision from developers who provide a cash contribution in lieu of providing land. These funds will be held by the City for distribution to landowners who provide surplus LOS. These landowners may seek reimbursement once the LOS has been surrendered free of cost to the Crown. In the event that a developer supplying excess LOS makes a claim at a point in time where insufficient cash in lieu funds are on hand, the City shall make a proportionate reimbursement from funds held. Any outstanding balance will be the subject of further annual reimbursement, following collection of future cash in lieu contributions.

Based on the adopted englobo urban land valuation of \$1,450,000.00/ha (\$145.00/m²) and the indexed actual cost for land that has been acquired, the total cost is \$995,845.45. Table 3E/4 provides a summary of the LOS land requirements, development, and maintenance costs applicable to the Sub-Precinct 3E and how these costs will be apportioned as a contribution rate. These costs are to be equally shared by all developable land in Sub-Precinct 3E.

TABLE 3E/4 – LOS Common Cost Schedule - Sub-Precinct 3E	
<i>Note: All costs exclude GST</i>	
\$995,845.45	LOS Land Requirements A contribution is to be made to fund the cost of land required for the provision of LOS. <ul style="list-style-type: none"> • A valuation rate of \$1,450,000/ha for 0.3736 ha of outstanding land has been used to calculate the estimate of \$541,720.00 • 0.2839 ha of land has been acquired at an indexed actual rate of \$454,125.45
\$703,475.60	Development and Maintenance of LOS A contribution is to be made to the costs of providing a basic level of development (turfing and reticulation) and for maintenance of the LOS being provided for passive recreational use: <ul style="list-style-type: none"> • LOS development and maintenance for outstanding works equates to \$464,236.75 (indexed estimates) • LOS development and maintenance for completed works equates to \$239,238.85
\$1,699,321.05	Estimated total cost for LOS development and Administration for the total net contribution area of 16.9812ha.
\$100,070.73	Contribution per hectare of net contribution area

The cost of developing and maintaining LOS to a minimum standard is included as a common cost for Sub-Precinct 3E. The minimum standard involves a basic level of earthworks, turfing and reticulation, and a two-year maintenance period.

The rates applicable to LOS development and maintenance are supported by unit rates provided by consultants engaged by the City to undertake a design/costing exercise in relation to the infrastructure provision required for Precinct 3. Table 3E/5 lists these unit rates which form the base rates used to calculate the overall estimated cost of developing and maintaining 0.7090 ha of LOS.

Reimbursements are based on the actual cost of works as they compare to the unit rates and quantities provided in table 3E/5 and cannot exceed the maximum available under the DCPR. Once claims have been assessed, in cases where the actual expenditure is less than the total allowance in the DCPR and where there is appropriate justification, the City at its discretion, may allow for adjustments to the assessed claim in cases where actual expenditure varies from the unit rates and quantities in the DCPR. Reimbursements are not available for works that are not itemised in the DCPR or supporting tables.

TABLE 3E/5 – LOCAL OPEN SPACE COSTING DETAILS

LOCAL OPEN SPACE				Lot no	Lot 18	Lot 21
Precinct 3E - LOS development				LOS Area	3763 m2	3,354 m2
				Plan ref	5	2
	ITEM	DESCRIPTION	UNIT	RATE (\$)	estimates	actuals
Earthworks	LOSb1	Clearing & mulching (100% of site area)	m2	\$0.88	\$ 2,634.10	\$ 868.75
	LOSb2	Topsoil stripping & stockpile (100mm deep) (100% of site area)	m2	\$1.32	\$ 5,305.83	\$ 312.75
	LOSb3	Proof rolling (100% of site area)	m2	\$0.66	\$ 2,634.10	\$ 69.50
	LOSb4	Cut to fill (based on 25% of site area)	m3	\$10.56	\$ 10,602.25	\$ 1,544.44
	LOSb5	Import, place & compact fill (based on 50% of site area)	m3	\$29.04	\$ 58,307.69	
	LOSb6	Dispose topsoil offsite (based on 10% of site area)	m3	\$19.80	\$ 7,951.22	
	LOSb7	Trimming (based on 100% of site area)	m2	\$0.34	\$ 1,354.68	
	LOSb8	Stabilisation - hydromulch	m2	n/a		
	LOSb9	Quality assurance & as constructed (1 item)	item	\$6,600.60	\$ 7,042.84	\$ 1,654.76
Hard Pavements	LOSc1	Paving Type A - brushed concrete (based on 13% of site area)	m2	\$56.77	\$ 29,630.24	\$ 15,141.67
	LOSc2	Paving Type B - reinforced concrete (based on 1% of site area)	m2	\$62.05	\$ 2,491.48	\$ 2,186.39
Park Furniture	LOSE3	Bench seating (2 items)	no.	\$2,640.24	\$ 5,634.28	\$ 5,030.46
turf	DOSi6	Roll on turf (based on 86% of site area)	m2	\$10.56	\$ 36,471.75	\$ 29,020.09
	DOSi10	Soil conditioner to turf (based on 86% of site area)	m2	\$5.28	\$ 18,219.69	\$ 14,510.05
	DOSi11	Consolidation maintenance (1 item)	13 weeks (item)	\$11,155.01	\$ 11,902.40	\$ 5,616.24
Irrigation	DOSj1	Bore cost (1 item)	item	\$105,609.60	\$ 112,685.44	\$ 100,609.10
	DOSj4	Irrigation to turf (based on 86% of site area)	m2	\$10.56	\$ 36,471.75	\$ 29,020.09
Subtotal					\$ 349,339.74	\$ 205,584.29
	Provisional Sums (allow 5%)	item		\$ 17,466.99	\$ -	
	Contingency (allow 15%)	item		\$ 55,021.01	\$ 13,517.33	
Total Cost of LOS Enhancement					\$ 421,827.74	\$ 219,101.62
DOSi12	Maintenance post consolidation period*	m2	\$ 9.12	\$ 42,409.01	\$ 20,137.23	
				total LOS cost	\$ 464,236.75	\$ 239,238.85
				total POS development	\$ 703,475.60	

* includes an allowance for general tidying (removal of rubbish and debris etc from planting areas), weeding of planting on a regular basis, pest & disease control, replacement of damaged plants, pruning and trimming, fertilising as required and checking of irrigation.

Appendix J - Arrangements Specific to Sub-Precinct 3F

This sub-precinct contains no common infrastructure or POS items that require equalisation and will not attract any sub-precinct contributions.

There are contributions to be paid for the broader Precinct 3 area as detailed in this Development Contribution Plan Report.

Appendix K – Land Requirement Plans

This appended document contains a suite of detailed plans for the various items of common infrastructure that are costs under the DCPR.

It contains plans that detail the location and extent of works for common infrastructure included in the DCPR and supports the detailed costs set out in Appendix L.

This appendix forms part of the DCPR but is maintained as a separate document.

Appendix L – Detailed Costs (Common Infrastructure Works)

This appended document contains a suite of detailed costs (originally prepared by third party consultants, Wood and Grieve). by function and supporting plans for the various items of common infrastructure that are costs under the DCPR.

It contains plans that detail the location and extent of works for common infrastructure included in the DCPR and supports the detailed costs set out in Appendix L

Appendix M – Contribution Areas and Plans by Sub-Precinct

This appended document contains a suite of plans and tables that support the summary table contained in Appendix A of the DCPR.

It provides detailed plans that show the location and extent of land included in the DCPR that is subject to either contributions, exemptions or a combination of these.