

**13.5.3 DRAFT DEVELOPMENT CONTRIBUTION PLAN – SOUTHERN RIVER PRECINCT 2 OUTLINE DEVELOPMENT PLAN**

Author: L Gibson  
Reference: Southern River Precinct 2 Outline Development Plan  
Application No: PF07/00049  
Applicant: City of Gosnells  
Owner: Various  
Location: Southern River Precinct 2 Outline Development Plan Area  
Zoning: MRS: Urban  
TPS No. 6: Residential Development  
Review Rights: Clause 16 of the Twelfth Schedule of Town Planning Scheme No. 6 stipulates the means by which a landowner may challenge a valuation  
Area: Approximately 310ha  
Previous Ref: OCM 10 June 2008 (Resolutions 239-240)  
Appendix: [13.5.3A Draft Southern River Precinct 2 Outline Development Plan Development Contribution Plan \(Click to view\)](#)

**PURPOSE OF REPORT**

For Council to consider a draft Development Contribution Plan (DCP) for the Southern River Precinct 2 Outline Development Plan (ODP) area.

**BACKGROUND**

Council at its meeting of 10 June 2008 considered a proposed amendment (No. 88) to Town Planning Scheme No. 6 (TPS 6) to modify the terms and extent of a development contribution arrangement that operates in association with the Southern River Precinct 2 ODP. At that meeting Council resolved (Resolutions 239 and 240) to adopt Amendment No. 88 and forward it to the Environmental Protection Authority (EPA) for comment and to the Western Australian Planning Commission (WAPC) for information.

In discussing Amendment No. 88, the staff report to Council on 10 June 2008 stated as follows:

*“Council staff are currently preparing a draft DCP for Southern River Precinct 2, which will outline the operation of the expanded Development Contribution Arrangement and will detail CIW and POS costs, along with the manner in which contribution rates have been determined. The draft DCP will be presented to Council for endorsement prior to the proposed Scheme Amendment being advertised for public comment. This will enable the draft DCP to be advertised concurrently with the proposed Scheme Amendment.”*

This report presents the draft Southern River Precinct 2 Outline Development Plan Development Contribution Plan for Council’s consideration.

**DISCUSSION**

As detailed above, a draft DCP has been prepared and sets out the intended operation of the proposed expanded Southern River Precinct 2 Development Contribution Arrangement (DCA). The draft DCP is contained in Appendix 13.5.3A and details Common Infrastructure Works (CIW) and Public Open Space (POS) costs and the manner in which contribution rates have been determined.

The CIW costs that are proposed to be shared among developers in the Southern River Precinct 2 ODP area include:

- Drainage (construction of piped and open trunk drainage to convey stormwater from within and upstream of the ODP area to established outlets).
- Upgrading of Holmes Street (50% of the cost of one carriageway and earthworks for the second carriageway and a shared use path for the abutting length of Holmes Street).
- Upgrading of Ranford Road (50% of the cost of one carriageway and earthworks for the second carriageway and one shared use path for the abutting length of Ranford Road).
- Upgrading of Southern River Road (50% of the cost of one carriageway and earthworks for the second carriageway and a shared use path for the abutting length of Southern River Road).
- Land acquisition for the widening of Southern River Road.
- Traffic management devices (25% of the cost of signals at the intersection of Southern River Road and Holmes Street and 50% of the cost of a roundabout at the intersection of Southern River Road and Lander Street).
- Land acquisition for Conservation Category Wetlands.
- CCW Development (including perimeter fencing and a public access boardwalk).
- General Administration and Studies (including the costs of preparation of the ODP and an Urban Water Management Strategy and the City's administration of the contribution arrangement).

It should be noted that certain assumptions have been made in the draft DCP in respect of the extent of POS to be provided in the Phases 2 and 3 areas (see page 5 of 22 in Appendix 13.5.3A for a plan of Phases 1, 2 and 3). As land within the Phase 2 and 3 areas abuts wetlands, a buffer is likely to be required in the form of Local Open Space. The WAPC in reserving land for Parks and Recreation under the Metropolitan Region Scheme (MRS), within and abutting Southern River Precinct 2, has generally only reserved the core of wetlands and other bushland and not any associated buffer.

It will be recommended that the draft DCP be included in the documentation prepared for public review as part of the formal advertising process of Amendment No. 88 to TPS 6.

### Interim Adoption of Draft Development Contribution Arrangement

Development within Phase 1 of the Southern River Precinct 2 ODP area (which is essentially the Bletchley Park estate) is likely to continue and land within the Phase 2 and 3 areas is likely to be the subject of subdivision and development during the period that Amendment No. 88 will be progressed. It will therefore be recommended that Council adopt the draft DCP on an interim basis as it will likely take between 12 and 18 months to finalise Amendment No. 88 and the City will, during this time, need to ensure that any subdivision and development that occurs makes proper arrangements to satisfy contribution obligations.

The draft DCP, which is based on a set of cost estimates and land valuation advice provided by Propell National Valuers, indicates a CIW contribution rate of \$85,971/ha and a land valuation basis of \$1,200,000/ha for POS contributions and compensation for the acquisition of land for public purposes.

### CONCLUSION

A draft DCP has been prepared and sets out the intended operation of the proposed expanded Southern River Precinct 2 Development Contribution Area (DCA), including details of CIW and POS costs and the manner in which contribution rates have been determined. Given that Council has previously resolved to initiate Amendment No. 88 to TPS 6, the draft DCP will be included in the amendment documentation prepared for public review as part of the formal advertising process.

It will be recommended that Council adopt the draft DCP on an interim basis to ensure that any subdivision and development that occurs in Precinct 2 prior to finalisation of the amendment, makes proper arrangements to satisfy contribution obligations.

### FINANCIAL IMPLICATIONS

The costs associated with processing Amendment No. 88 to TPS 6 (including the preparation and advertising of the draft DCP) will be met by the City Growth operational budget.

STAFF RECOMMENDATION (1 of 2) AND COUNCIL RESOLUTION
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#### 346 Moved Cr J Brown Seconded Cr L Griffiths

That Council adopt on an interim basis the draft Development Contribution Plan for the Southern River Precinct 2 Outline Development Plan area, attached as Appendix 13.5.3A, which establishes a preliminary contribution rate of \$85,971/ha for common infrastructure works and a land valuation basis of \$1,200,000/ha for contributions towards local open space and the acquisition of land for public purposes.

CARRIED 9/0

*FOR:* Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr L Griffiths, and Cr O Searle.

*AGAINST:* Nil.

STAFF RECOMMENDATION (2 of 2) AND COUNCIL RESOLUTION
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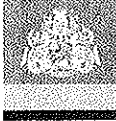
**347 Moved Cr J Brown Seconded Cr L Griffiths**

That Council endorse the inclusion of the draft Development Contribution Plan for the Southern River Precinct 2 Outline Development Plan area, attached as Appendix 13.5.3A, in the documentation associated with Amendment No. 88 to Town Planning Scheme No. 6, which is to be advertised for public comment.

CARRIED 9/0

**FOR:** Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr L Griffiths, and Cr O Searle.

**AGAINST:** Nil.



**SOUTHERN RIVER PRECINCT 2  
OUTLINE DEVELOPMENT PLAN  
DEVELOPMENT CONTRIBUTION PLAN**

**July 2008**

### Document Control

Version	Date	Comment
1	July 2006	Draft submitted by Roberts Day on 13 July 2006
2	April 2007	Updated draft submitted by Roberts Day on 20 April 2007
3	May 2007	Updated draft submitted by Roberts Day on 14 May 2007
4	July 2008	Adopted by Council on interim basis on 22 July 2008 (Resolution XXX)

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## 1.0 INTRODUCTION

This document is a Development Contribution Plan (DCP) prepared in association with the Southern River Precinct 2 Outline Development Plan (ODP) area pursuant to Schedule 12 of the City of Gosnells Town Planning Scheme No. 6 (TPS 6).

Subdivision and development of land within the Southern River Precinct 2 ODP area will necessitate the provision of common infrastructure works (CIW) and Local Open Space (LOS). As land is fragmented among multiple owners, a development contribution arrangement (DCA) is necessary to facilitate the equitable provision of CIW and LOS through developer contributions.

TPS 6 establishes requirements for the shared provision of certain CIW and the acquisition of land for LOS within a defined portion of the Southern River Precinct 2 ODP area. The current ODP is shown on Figure 1 and the area within which the DCA will operate is shown on Figure 2.

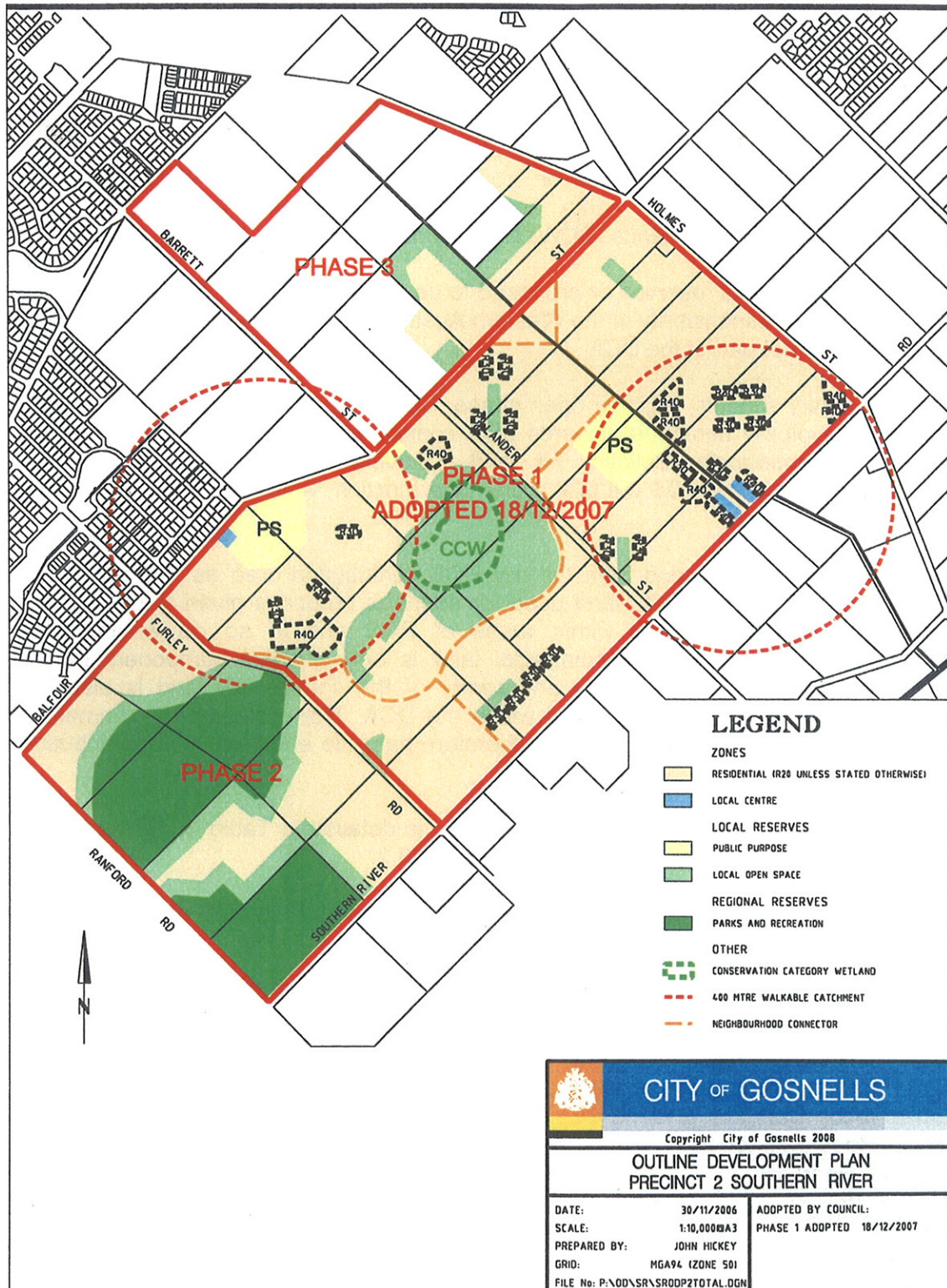
The DCP details the extent of CIW and POS, the estimated cost of their provision and the method by which costs will be apportioned to landowners in the form of developer contributions. The DCP also details certain operational aspects of the DCA.

It is intended that the DCP be reviewed at least annually to ensure CIW and LOS cost estimates, and consequently contribution rates, are updated to account for cost changes and any modification made to the parameters of the DCA.

The DCP should be read in conjunction with the provisions of Schedule 12 of TPS 6.



2.0 SOUTHERN RIVER PRECINCT 2 OUTLINE DEVELOPMENT PLAN



### 3.0 PUBLIC OPEN SPACE

#### 3.1 Calculation of Public Open Space

The cost of the acquisition of land required for LOS is to be a shared cost as part of the DCA. LOS contributions are separate from the required contributions to CIW.

For the purpose of the DCA, LOS includes land for recreation and drainage purposes but does not include land reserved or proposed to be reserved in the Metropolitan Region Scheme (MRS) for Parks and Recreation or land identified as core Conservation Category Wetlands (CCW) or for commercial use.

The acquisition of land reserved or proposed to be reserved in the MRS for Parks and Recreation is the responsibility of the Western Australian Planning Commission and the cost of which is not part of the DCA.

Land for primary schools, regional open space, CCW, regional roads and commercial land do not typically contribute towards LOS consistent with the Western Australian Planning Commission's Bulletin 18 and Liveable Neighbourhoods. This is notwithstanding that the LOS will fulfil a drainage function, which will be to the benefit all land uses.

Commercial land is excluded from the net POS contribution area as it is difficult to quantify the proportion of LOS land used for drainage purposes given the integrated water management approach within areas of POS and to so do would make calculations complicated. The commercial land is only a small component of the developable area (less than 0.4%) and owner of the commercial land is also the predominant owner of residential land within the DCA. The exclusion of commercial land from the net LOS contribution area therefore has little effect on LOS contribution rates.

The calculation of the net LOS contribution area is detailed in Table 1. The extent of the net LOS contribution area is detailed in Section 3.2.

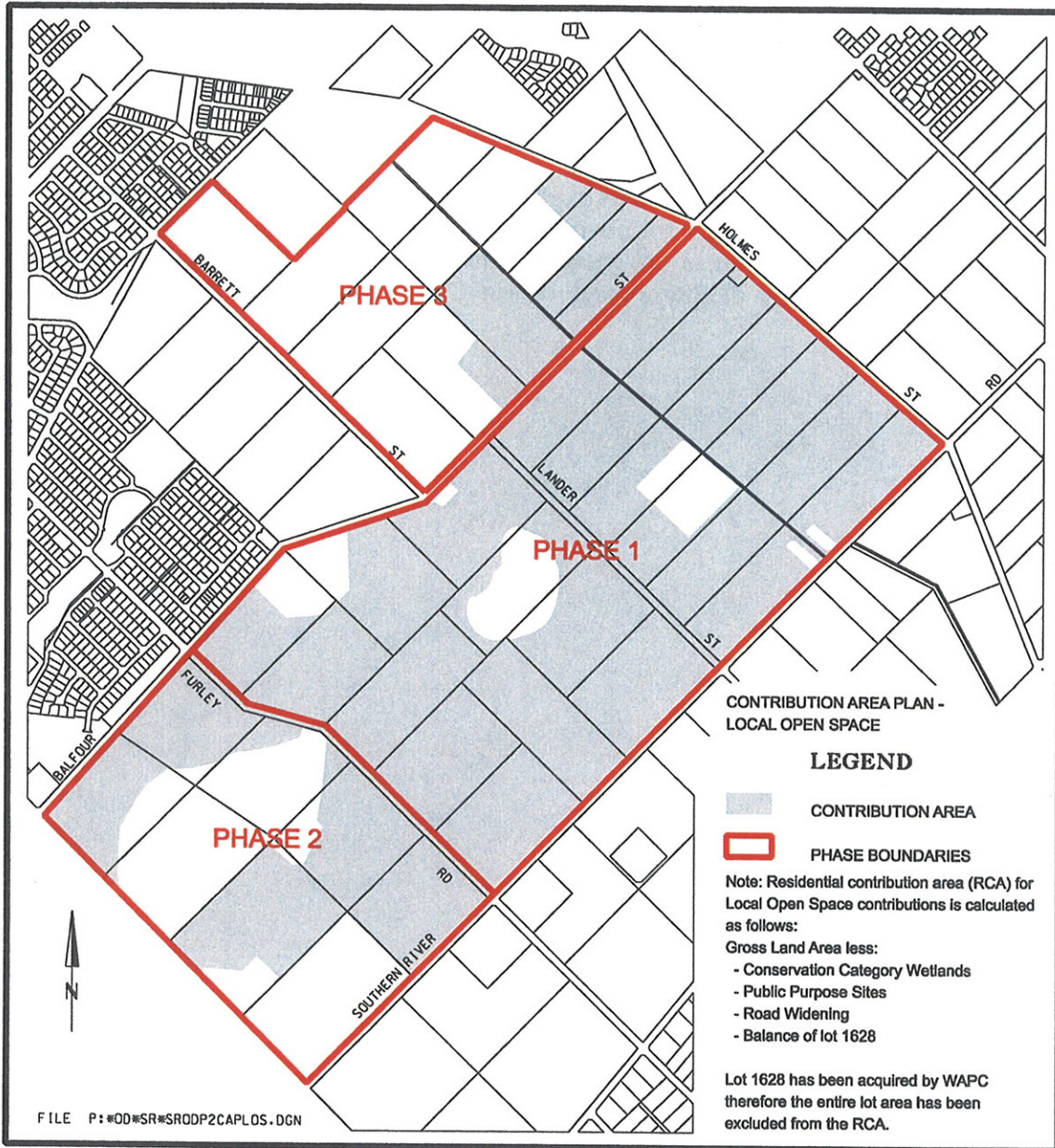
The contribution towards LOS is calculated by the division of the LOS area by the net LOS contribution area, as detailed in Table 2.

Gross Land Area	260.4727ha
<i>Less</i>	
MRS Parks and Recreation (existing and proposed)	40.287ha
Conservation Category Wetland core (Lots 1636, 1637 & 1642 Lander Road and Lot 1641 Southern River Road)	5.2121ha
Regional Road widening (Southern River Road)	2.9119ha
Public Purposes (Primary Schools and Sewer Pump Station)	8.1832ha
Non Residential Land (ie. Commercial)	0.7276ha
Existing road reserves to be Local Open Space	1.12ha
Existing road reserves to remain as road reserves	0.0549ha
<b>Net LOS Contribution Area</b>	<b>201.976ha</b>

<b>TABLE 2 – Calculation of LOS Contribution Requirement</b>	
A. Total LOS Area	35.821ha
B. POS already acquired (ie. former road reserve)	1.12ha
C. Required LOS Area (A minus B)	34.701ha
D. Net LOS Contribution Area	201.976
<b>LOS Contribution (C divided by D)</b>	<b>17.2%</b>

It should be noted that the location and extent of LOS shown on the ODP is indicative, as the actual extent of LOS has not been finalised. Definition of the extent of LOS will occur through the finalisation of proposed modifications to the ODP that will form a framework for subdivision of those parts of the ODP area referred to as Phases 2 and 3.

### 3.2 Map of Public Open Space Contributing Area



### 3.3 Public Open Space Valuation and Compensation Process

The determination of contributions will deem all public open space (POS) land, regardless of its intended function, as having equal value and includes the land requirements for POS and drainage.

The provision of POS within the amendment area is provided for in the ODP. To ensure that the provision of POS is equitably provided by all land owners within the ODP area, the following principles have been applied:

- Cash-in-lieu will be paid by those properties providing less than their required provision of POS (less than 17.2%); and
- Compensation (en-globo value) will be payable to those properties providing POS above the required level as per the ODP (in excess of 17.2%).

The provision for cash-in-lieu is considered prudent given that a valuation system is currently in place for POS cash-in-lieu. The POS component is applied separately to other Common Infrastructure Works, as the provision only applies to residential developable land, and is funded through the POS cash-in-lieu fund account.

The process for valuation is consistent with the current process applied to ODP's within the City of Gosnells as set out in Clause 16 of Schedule 12 of the City of Gosnells TPS No 6. The valuation process provides for a Licenced Valuer to be appointed by Council to determine the en-globo rate (undeveloped land) that will be applied for the purpose of establishing the contribution required. The valuation for the land will be updated on at the time of the annual review of the Development Contribution Plan.

The appointed valuer is to be agreed by the developer/owner of the land. Should the owner/ developer be unable to come to an agreement regarding the appointment of a valuer, an appointment shall be made by the President of the Australian Property Institute.

The applicable rate for the payment of cash-in lieu of POS for providing less than the required 17.2% POS occurs at the time when payment is made, generally when clearances are being sought for conditions relating to POS on the subdivision approval and shall be paid into Councils existing POS fund. Compensation for the provision of in excess of 17.2% of POS shall be paid by Council through the existing POS fund account at the time that the land is ceded to the Crown.

**Further to the above, a valuation rate of \$1,200,000/ha has been adopted in this report, based on a valuation undertaken by Propell National Valuers in November 2007.**

## 4.0 COMMON INFRASTRUCTURE WORKS

### 4.1 Overview

Common Infrastructure Costs (CIC) and CIW are defined in clause 1.0 of Schedule 12 of TPS 6. Attachment B of Schedule 12 specifically identifies CIW and cost contributions for the Southern River Precinct 2 ODP area in addition to those defined in clause 1.0.

The effect of the provisions of clause 1.0 and Attachment B and nature of development requirements is that the following CIW and related costs are to be shared among landowners as part of the DCA for the ODP area:

- Drainage construction
- Land acquisition for widening regional roads
- Upgrading of regional roads
- Traffic management
- Land acquisition of Conservation Category Wetlands (CCW)
- CCW protective works
- DCA administration costs

These items will be referred to hereafter in the DCP as CIW and their shared provision is consistent with the WAPC Policy for Developer Contributions for Infrastructure (Planning Bulletin No. 18).

### 4.2 Calculation of Net Contribution Area

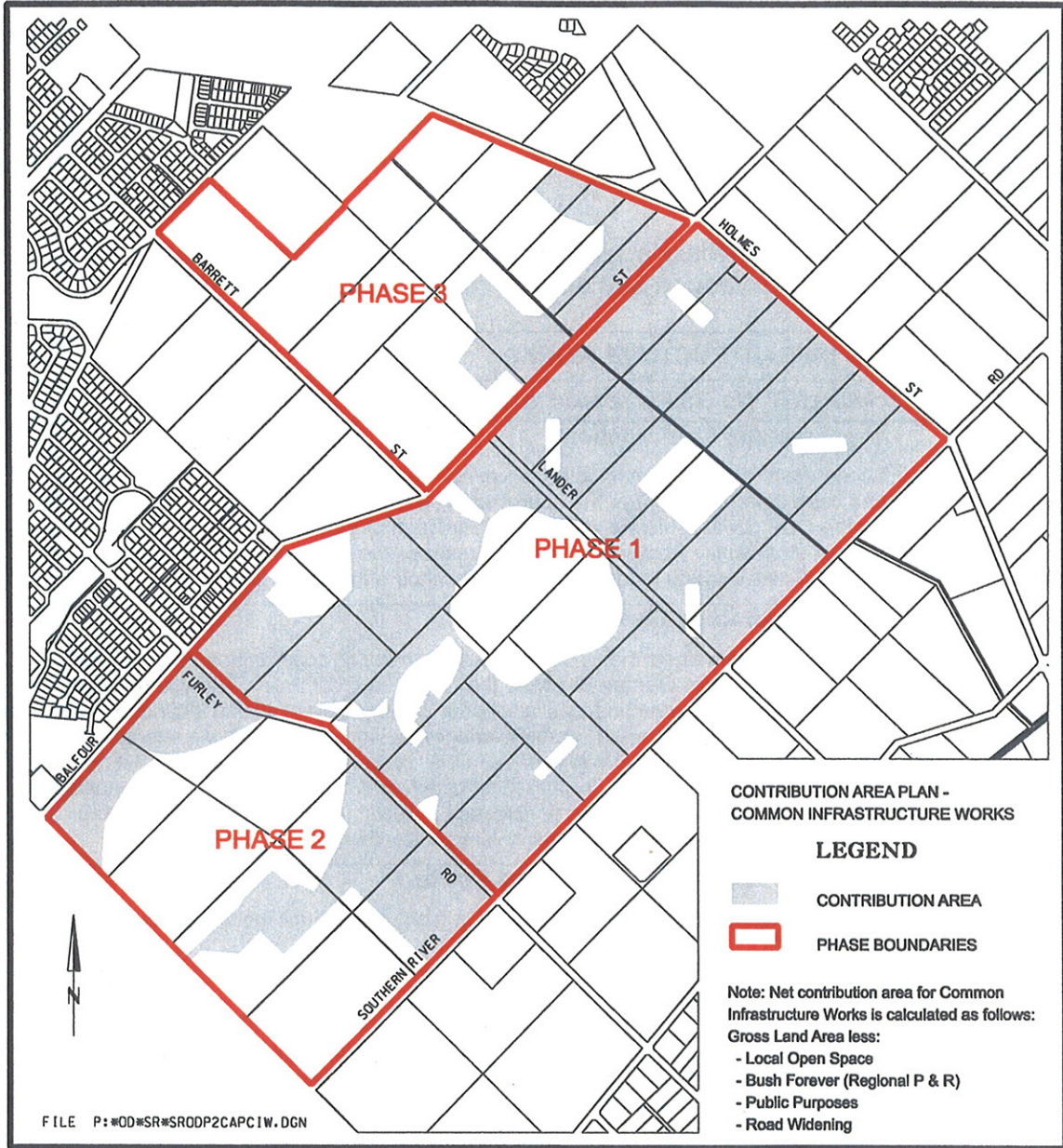
The net Contributing Area is determined by deducting land required for a public purpose including Public Open Space, Conservation Category Wetlands (CCW's), road widening, and any existing road reserve that it proposed to remain as road reserve from the gross land area.

The gross land area includes the area of all the original lots within the ODP area, as well as the existing roads that are proposed to be closed and included into developable land.

The net land area, or Net Contribution Area, is then used to determine the contribution rate per hectare for all developable land and is summarised as follows:

Gross Land Area	260.4727ha
<i>Less</i>	
MRS Parks and Recreation (existing and proposed)	40.287ha
Conservation Category Wetland core (Lots 1636, 1637 & 1642 Lander Road and Lot 1641 Southern River Road)	5.2121ha
Regional Road widening (Southern River Road)	2.9119ha
Public Purposes (Primary Schools and Sewer Pump Station)	8.1832ha
Local Open Space (LOS)	35.821ha
Existing road reserves to remain as road reserves	0.0549ha
<b>Net CIW Contribution Area</b>	<b>168.0025ha</b>

### 4.3 Map of Net Contribution Area



#### 44.4 Summary of Common Infrastructure Works

This section outlines a summary of estimated CIW costs for the Southern River Precinct 2 ODP and how the CIW contribution rate is calculated. Further detail as to the methodology used to determine the estimated costs is provided in Appendix B.

The estimated costs are based upon average construction rates, current at the time of preparing these estimates and on advice received from service authorities and contractors as appropriate.

The estimated costs that involve a land component are based on valuation advice. More detail on the valuation advice and related process is provided in section 4.4.

<b>TABLE 4: COMMON INFRASTRUCTURE WORKS</b>	
<i>Note: All costs exclude GST. No GST is applied to CIW contributions</i>	
\$1,091,513	<p><b>1) Drainage Construction</b></p> <p>These costs are associated with the provision of district drainage infrastructure which has been determined under the approved Urban Water Management Strategy (UWMS) for the ODP area. This includes the construction of piped and open trunk drainage to convey stormwater from within and upstream of the ODP area project to established outlets. Costs exclude landscaping in accordance with the UWMS.</p>
\$2,614,513	<p><b>2) Arterial Road Construction</b></p> <p>It has been determined that a contribution be made to construction of Southern River Rd, Ranford Rd and Garden St where they abut the ODP area. The contribution is for half the cost of constructing one additional carriageway including drainage, half the cost of full earthworks for the second carriageway, and the cost of one shared use path for roads that abut the boundary of the ODP area. All other new and existing roads within the ODP area are to be constructed and/or upgraded as a condition of subdivision at the subdivider's expense. Costs exclude kerbing, lighting and landscaping. Land acquisition costs covered under item 3.</p>
\$3,627,840	<p><b>3) Land Acquisition for Arterial Roads</b></p> <p>Contributions required for the acquisition of land required for the widening of Southern River Road.</p>
\$221,425	<p><b>4) Traffic Management</b></p> <p>Allowance has been made within the ODP for the provision of traffic management devices, which are limited to a 25% contribution to Traffic Signals at Southern River/Holmes Road and a 50% contribution to a roundabout at the intersection of Southern River Road and Lander Street. All other roundabouts and traffic calming devices are at the cost of the individual subdivider.</p>
\$6,264,000	<p><b>5) Land Acquisition for Conservation Category Wetlands (CCW'S)</b></p> <p>Contribution to the acquisition of land required for Conservation Category Wetlands. The purchase of this land has been included in the Common Infrastructure Works and is applicable to all land owners within the ODP with developable land to ensure that lots required to give up land for CCW are adequately compensated. Contribution to the resumption of land required for compensation totals 5.22 ha at \$1,200,000/ha</p>
\$323,956	<p><b>6) CCW Development</b></p> <p>The following items have been included in the Common Infrastructure Works, however, this may be adjusted upon completion of the Wetland Management Plan (WMP). Contribution to the cost of perimeter fencing around Conservation Category Wetlands (CCW's) boardwalk access across CCW's. No allowance for rehabilitation of CCW's. In addition to the land component for the ceding of the area of land identified as 'Conservation Category Wetland', the rehabilitation of the wetlands, including the preparation of a Wetland Management Plan is a requirement of the ODP and subsequent subdivision of land. The (WMP) will further determine the required works for the CCW's.</p>



\$300,000	<b>7) General Administration and Studies</b> Provision has been made for the contribution to general administration costs such as: administration (i.e. bank charges, audit fees etc); legal; planning reports; valuation, engineering; Council expenses associated with the acquisition of land; Council staff salaries and consultancy fees associated with the rezoning and preparation of the Outline Development Plan along with a portion of the costs associated with preparing the ODP and UWMS.
By DETWA	<b>8) School Sites</b> The contribution to the acquisition of public school sites is to be dealt with via separate contributions made to the Department of Education and Training WA (DETWA) at the amount determined by DETWA for individual subdivision proposals.
<b>\$14,443,247</b>	<b>Estimated total cost for common infrastructure works for the total net contribution area of 168.0025 ha</b>
<b>\$85,971</b>	<b>Contribution per hectare of net contribution area</b>

#### 4.5 Compensation Process for Other Land Requirements

Land owners that have lots that accommodate conservation category wetlands and/ or road widening will be compensated by the determination of the value of the land by a licenced valuer as appointed by Council. The process for valuation will be consistent with the current process applied to ODP's within the City of Gosnells as set out in Clause 16 of Schedule 12 of the City of Gosnells TPS No 6.

This process provides for a Licenced Valuer to be appointed by Council to determine the en-globo rate (undeveloped land) that will be applied for not only the compensation for this land, but also for establishing the contribution required for this infrastructure item. The cost of the total amount to acquire the land for CCW and road widening has been included in the Order of Costs and applies to all land owners within the ODP area.

It is noted that should a land owner be aggrieved by the valuation, an arbiter can be appointed to determine the value of the land. This process is outlined in Schedule 12 of the Scheme. The valuation for the land will be updated at the time of the annual review of the Development Contribution Plan.

The valuation and payment for compensation for the provision of land for CCW and road widening will be paid by Council through the Scheme Cost Contribution fund and will occur at the time the land is ceded to the Crown.

**Further to the above, a valuation rate of \$1,200,000/ha has been adopted in this Plan, based on a valuation undertaken by Propell National Valuers in November 2007.**

## **5.0 STAGING OF COMMON INFRASTRUCTURE WORKS**

Staging of development within the ODP area, both in terms of location and stage size, would be determined commensurate with servicing constraints and opportunities, and with market demand. Consideration will also need to be given to proposed road closures and to those landowners not currently part of the initial development phase. Access to those properties not participating in the initial phases of development will need to be maintained.

Servicing opportunities will lead to development being commenced at the south west section of Phase one, with development progressing east and then north as demand dictates.

Other works that are not provided through the subdivision process will occur when funds are available to do so.

## 6.0 OPERATION OF DEVELOPMENT CONTRIBUTION PLAN AND ARBITRATION

The report has outlined the calculation of the estimated costs of Common Infrastructure Works included in TPS 6. TPS 6 requires that a per hectare levy be established to be paid by landowners at the subdivision and/or development stage.

The timing of payment of contributions is vital to the successful operation of the Development Contribution Plan. Adequate funds need to be received by Council in order to facilitate the payment of compensation in a timely manner.

The Development Contribution Plan is to operate for a period of five (5) years, unless otherwise determined by Council. An extension to the initial 5 year time period may be required to ensure all landowners that are intending to develop in accordance with the ODP pay the required scheme costs. The owner of the land is required to pay the contributions outlined in this DCP on the earliest date of the following circumstances:

- At the time that the Council advises the WAPC that the conditions of subdivision approval have been complied with;
- Prior to the Commission endorsing its approval on the Deposited Plan of the subdivision of the owners land;
- At the time of carrying out any development or commencing any new extended use on the owners land;
- At the time of applying to the Council or WAPC for approval of any new extended use or development on the owners land; or
- At any time in advance of the above if the developer chooses.

The cost per hectare has been determined by dividing the total cost for Common Infrastructure Works by the area developable for commercial and residential purposes. A figure of \$85,971 per hectare of land developable for residential and commercial purposes has been estimated to cover the required Common Infrastructure Works, including land required for CCW's, road widening and drainage.

In addition, contributions are also required for land required for POS and will be adjusted in accordance with the amount of POS provided for each land holding. While the later is only applicable to residential development, the former components are applicable to all land owners within the ODP area.

If any dispute arises between a land owner and the Council in connection with the Cost Contribution required to be made by a landowner is to be resolved by arbitration in accordance with the *Commercial Arbitration Act 1985*.

## 7.0 EXAMPLE OF METHOD OF CALCULATION

The following examples have been provided to explain the method of calculation.

### Example 1:

If a land owner has a total area of 2 hectares, and 1.0 hectare is required for CCW; 0.05ha is required for road widening and the ODP indicates that the subject land will accommodate 0.5 ha of public open space, the following calculation is applied:

Total land area:	2 ha
Deductions (CCW, POS and road widening):	1.55 ha
Contribution land area:	0.45 ha

Contribution rate: \$85,971 per hectare  
 For 0.45 ha = \$38,687

Compensation for CCW and RW  
 @ \$120 per m<sup>2</sup> for 10,500m<sup>2</sup> = \$1,260,000

PLUS PUBLIC OPEN SPACE (contributing land area plus area of public open space)

17.2% of 0.95 ha = 0.1634 ha required for POS  
 POS provided on site = 0.500 ha

In this case, the land owner has provided 0.3366 ha in excess of what is required, therefore, they are compensated for this amount at the current rate (eg \$120 per m<sup>2</sup>) = \$403,920.

In addition to the Scheme Contribution Costs, a separate contribution is required to be made direct to the Education Department for contribution to the acquisition of school sites. Payment will be triggered by seeking clearances on a related condition of approval on individual subdivision applications.

### Example 2:

If a land owner has a total land area of 2.0 ha and 0.04 ha is required for road widening; 0.06 ha is public open space and 1.0 ha is for commercial land uses, the following calculation will apply:

Total land area:	2 ha
Deductions (road widening and POS):	0.1 ha
Contribution land area:	1.90 ha

Contribution rate: \$84,698 per hectare  
 For 1.90 ha = \$163,345

Compensation RW  
 @ \$120 per m<sup>2</sup> for 400m<sup>2</sup> = \$48,000

PLUS PUBLIC OPEN SPACE (contributing land area plus area of public open space)

Contributing residential area is 1.9 plus POS land being 0.06ha, minus 1.0 ha for commercial = 0.96 ha

17.2% of 0.96 ha = 0.1651 ha required for POS  
POS provided on site = 0.0600 ha

In this case, the land owner has provided less POS than what is required, the difference being 0.1051 ha, therefore, they are required to pay cash-in-lieu for POS at the current rate (eg \$120 per m<sup>2</sup> for 1,051m<sup>2</sup>) = \$126,120.

In addition to the Scheme Contribution Costs, a separate contribution is required to be made direct to the Education Department for contribution to the acquisition of school sites. Payment will be triggered by seeking clearances on a related condition of approval on individual subdivision applications.

**APPENDIX A – LAND AND COST SCHEDULE**

PROPERTY	DEDUCT LAND FOR P & R RESERVATION GROSS LAND AREA (IE: INCLUDING PAR)	DEDUCT LAND FOR CCW	DEDUCT LAND FOR ROAD WIDENING	DEDUCT LAND FOR PUBLIC PURPOSES	DEDUCT LAND FOR POS PROVIDED	NET CONTRIBUTING AREA	DEDUCT LAND NOT SUBJECT TO POS CONTRIBUTIONS (IE: COMMERCIAL)	POS CONTRIBUTION AREA	REQUIRED POS CONTRIBUTION (17.2% OF RESIDENTIAL DEVELOPABLE AREA	SURPLUS OR DEFICIT OF POS	COMPENSATION FOR LAND (CCW AND/OR RW)
Lot 11 Holmes Street	0.1939	0	0	0	0	0.1939	0	0.1939	0.0334	0.0334	0
Lot 1633 Furley Road	7.0714	0	0	0	2.1237	0	4.9477	0.201	4.7467	0.8164	0.8164
Lot 1634 Furley Road	7.0166	0	0	0	0.025	0.3443	6.6473	0	6.9916	1.2026	0.8583
Lot 1635 Balfour Street	9.0284	0	0	0	1.9295	0.0355	7.0634	0	7.0989	1.2210	1.1855
Lot 1636 Lander Street	8.2552	0	0.0978	0	0.3028	1.6204	6.2342	0	7.8546	1.3510	-0.2694
Lot 1637 Lander Street	7.6134	0	4.3964	0	0	2.9381	0.2789	0	3.217	0.5533	-2.3848
Lot 1638 Furley Road	8.1178	0	0	0	0	3.2044	4.9134	0	8.1178	1.3963	-1.8081
Lot 1639 Furley Road	8.1217	0	0	0	0	0.496	7.6257	0	8.1217	1.3969	0.9009
Lot 1640 Furley Road	8.1154	0	0	0.4231	0	0.1541	7.5382	0	7.6923	1.3231	1.1690
Lot 1641 Southern River Rd	8.0854	0	0.0055	0.2052	0	1.5808	6.2939	0	7.8747	1.3544	-0.2264
Lot 1642 Lander Street	8.0672	0	0.7124	0	0	5.0051	2.3497	0	7.3548	1.2650	-3.7401
Lot 1643 Lander Street	8.0467	0	0	0.4004	0	0.003	7.6433	0	7.6463	1.3152	1.3122
Lot 1732 Lander Street	5.068	0	0	0	0	0.3222	4.7458	0	5.068	0.8717	0.5495
P1 Lot 1733 Lander Street	5.2369	0	0	0	0	0.2506	4.9863	0	5.2369	0.9007	0.6501
Lot 1734 Lander Street	5.3923	0	0	0	1.21	0.0466	4.1357	0	4.1823	0.7194	0.6728
Lot 1735 Lander Street	5.5331	0	0	0	2.5922	0	2.9409	0	2.9409	0.5058	0.5058
Lot 1736 Lander Street	5.712	0	0	0	0	0.3658	5.3462	0	5.712	0.9825	0.6167
Lot 1737 Lander Street	5.7946	0	0	0.4927	0	0.1306	5.1713	0.2646	5.0373	0.8664	0.7358
Lot 1738 Holmes Street	6.4768	0	0	0.529	0	0	5.9478	0.262	5.6858	0.9780	0.9780
Lot 1739 Holmes Street	6.5384	0	0	0	0	0.5928	5.9456	0	6.5384	1.1246	0.5318
Lot 1740 Holmes Street	6.5283	0	0	0	0	0	6.5283	0	6.5283	1.1229	1.1229
Lot 1741 Holmes Street	6.5941	0	0	0	0	0	6.5941	0	6.5941	1.1342	1.1342
Lot 1742 Holmes Street	6.4128	0	0	0	0	0.3029	6.1099	0	6.4128	1.1030	0.8001
Lot 1743 Holmes Street	6.6343	0	0	0	0	0.3602	6.2741	0	6.6343	1.1411	0.7809
Lander Street Reservation	1.8739	0	0	0.0254	0	0.3358	1.5127	0	1.5127	0.2602	-0.0756
Furley Road Reservation	2.1121	0	0	0.0234	0	0.6479	1.4408	0	1.4408	0.2478	-0.4001
Drain	0.4471	0	0	0.0061	0	0	0.441	0	0.441	0.0759	0.0759
P2 Lot 1625 Ranford Road	7.8547	2.0792	0	0	0	1.7393	4.0362	0	5.7755	0.9934	-0.7459
Lot 1626 Ranford Road	9.4368	9.2945	0	0	0	0.1423	0	0	0.1423	0.0245	-0.1178
Lot 1627 Ranford Road	11.374	1.9511	0	0	0	5.1111	4.3118	0	9.4229	1.6207	-3.4904
Lot 1628 Ranford Road	10.1825	9.6848	0	0.4977	0	0	0	0	0.0000	0.0000	0.4977
Lot 1629 Furley Road	7.3915	0	0	0.3638	0	1.178	5.8497	0	7.0277	1.2088	0.0308
Lot 1630 Furley Road	8.3543	1.2173	0	0	0	1.6284	5.5086	0	7.137	1.2276	-0.4008
Lot 1631 Furley Road	7.7056	5.9891	0	0	0	1.4735	0.243	0	1.7165	0.2952	-1.1783
Lot 1632 Furley Road	6.7958	0.327	0	0	0	1.2448	5.224	0	6.4688	1.1126	-0.1322
P3 Lot 1 Holmes Street	3.4269	0	0	0	0	0	3.4269	0	3.4269	0.5894	0.5894
Lot 2 Holmes Street	3.3202	0	0	0	0	1.4175	1.9027	0	3.3202	0.5711	-0.8464
Lot 3 Holmes Street	3.3502	1.9837	0	0	0	0.2144	1.1521	0	1.3665	0.2350	0.0206
Lot 4 Holmes Street	3.2662	2.1832	0	0	0	0	1.083	0	1.083	0.1863	0.1863
Lot 1600 Balfour Street	6.4533	0	0	0	0	2.2126	4.2407	0	6.4533	1.1100	-1.1026
Lot 1601 Balfour Street	7.2795	5.5774	0	0	0	0.5855	1.1166	0	1.7021	0.2928	-0.2927
Drain	0.1934	0	0	0	0	0.1363	0.0571	0	0.0571	0.0098	-0.1265
<b>TOTAL</b>	<b>260.473</b>	<b>40.2873</b>	<b>5.2121</b>	<b>2.9668</b>	<b>8.1832</b>	<b>35.8208</b>	<b>168.003</b>	<b>0.7276</b>	<b>201.976</b>		

**APPENDIX B – COMMON INFRASTRUCTURE WORKS - COSTING DETAILS**

	Qty	Unit	Rate	Amount	Equivalent Rate Per Metre
<b>1) Drainage Construction</b>					
Construction of piped and open trunk drainage to convey stormwater from within and upstream of the ODP area project to established outlets. Costs exclude landscaping in accordance with the UWMS.					
<b>South Western Catchment</b>					
<b>(i) 2 x 600m piped drain from Lake Balannup to swale drain at western edge of CCW</b>					
Excavation	600	linear metres	\$52.10	\$31,260.00	
Dewatering	600	linear metres	\$62.52	\$37,512.00	
Dealing with ASS	600	cubic metres	\$12.50	\$7,500.00	
Pipework	1,200	linear metres	\$114.62	\$137,544.00	
Access Chambers	16	each	\$2,605.00	\$41,680.00	
Headwalls	2	each	\$5,731.00	\$11,462.00	
Fees (7%)				\$18,687.20	
General Contingency (10%)				\$28,564.80	
			<b>Sub Total</b>	<b>\$314,212.40</b>	<b>\$261.84</b>
<b>(ii) Swale drain from western edge of CCW to Primary School</b>					
Excavation and forming of swale	7,680	cubic metres	\$5.21	\$40,012.80	
Dewatering	800	linear metres	\$20.84	\$16,672.00	
Dealing with ASS	7,680	cubic metres	\$12.50	\$96,030.72	
Shaping of swale	15,360	square metres	\$3.13	\$48,015.36	
Fees (7%)				\$14,051.20	
General Contingency (10%)				\$21,478.20	
			<b>Sub Total</b>	<b>\$236,260.20</b>	<b>\$295.33</b>
<b>(iii) 2 x 600mm piped drain adjacent to Primary School</b>					
Excavation	400	linear metres	\$52.10	\$20,840.00	
Dewatering	400	linear metres	\$62.52	\$25,008.00	
Dealing with ASS	400	cubic metres	\$12.50	\$5,001.60	
Pipework	800	linear metres	\$114.62	\$91,696.00	
Access Chambers	11	each	\$2,605.00	\$28,655.00	
Headwalls	2	each	\$5,731.00	\$11,462.00	
Fees (7%)				\$12,786.40	
General Contingency (10%)				\$19,544.90	

	Qty	Unit	Rate	Amount	Equivalent Rate Per Metre
			<b>Sub Total</b>	<b>\$214,993.90</b>	<b>\$268.74</b>
<b>(iv) Watercourse from Primary School to Southern River Road</b>					
Excavation	840	cubic metres	\$5.21	\$4,376.40	
Dewatering	350	linear metres	\$20.84	\$7,294.00	
Dealing with ASS	840	cubic metres	\$12.50	\$10,503.40	
Forming of Canal	350	linear metres	\$250.08	\$87,528.00	
Access Chambers	7	each	\$4,584.80	\$32,093.60	
Headwalls	2	each	\$5,731.00	\$11,462.00	
Fees (7%)				\$10,728.00	
General Contingency (10%)				\$16,398.50	
			<b>Sub Total</b>	<b>\$180,383.90</b>	<b>\$515.38</b>
			<b>Sub Total South Western Catchment</b>	<b>\$945,850.40</b>	
<b>North Eastern Catchment</b>					
(v) Pro rata cost contribution for north eastern cell which comprises lots 1742, 1743 and lots west of existing Balfour Road		15.40%	\$945,850.40	\$145,660.96	
Area of SW cell = Area Phase 1 plus area Phase 2 minus area of lots 1742 and 1743 (= 126.38+28.30-13.2 = 141.48ha)					
Area of NE cell = Area Phase 3 plus area of lots 1742 and 1743 (= 12.56+13.20 = 25.76ha)					
			<b>Sub Total</b>	<b>\$145,660.96</b>	
			<b>TOTAL DRAINAGE COSTS</b>	<b>\$1,091,513.36</b>	
<b>2) Arterial Roads</b>					
Contribution to half the cost of constructing one additional carriageway including drainage, half the cost of full earthworks for the second carriageway, and half the cost of one shared use path for a number of roads that abut the boundary of the ODP area. All other new and existing roads within the ODP area are to be constructed and/or upgraded as a condition of subdivision at the subdivider's expense. Costs exclude kerbing, lighting and landscaping. Land acquisition costs covered under item 3.					
<b>(i) Holmes Street between precinct boundary south of Harpenden Street and Precinct Boundary</b>					
Road Length=	1,670	metres			
(a) Earthworks Mobilisation/Establishment (5%)	5%		\$87,358.57	\$4,367.93	
Clearing, mulching,	2.004	hectares	\$6,616.70		



	Qty	Unit	Rate	Amount	Equivalent Rate Per Metre
removal, tip fees				\$13,259.90	
Strip Topsoil	2,004	cubic metres	\$3.13	\$6,264.50	
Remove Topsoil from Site	2,004	cubic metres	\$10.42	\$20,881.68	
Proof Roll foundation	20,040	square metres	\$1.56	\$31,322.52	
Cut to Fill	5,000	cubic metres	\$3.13	\$15,630.00	
Imported Fill	0	cubic metres	\$15.63	\$0.00	
Fees (7%)				\$6,420.86	
General Contingency (10%)				\$9,814.74	
			<b>Sub Total</b>	<b>\$107,962.13</b>	<b>\$64.65</b>
			<b>50% Share</b>	<b>\$53,981.06</b>	<b>\$32.32</b>
 (b) Roadworks and Drainage					
Mobilisation/Establishment (5%)				\$39,237.81	\$23.50
Traffic Management (5%)				\$39,237.81	\$23.50
Subgrade Preparation	16,199	square metres	\$2.08	\$33,758.72	\$20.21
Sub-base (225 limestone)	16,199	square metres	\$5.73	\$92,836.47	\$55.59
Base Course (75mm crushed rock)	16,199	square metres	\$6.77	\$109,715.80	\$65.70
Primer Seal	16,199	square metres	\$2.18	\$35,277.86	\$21.12
Black Asphalt (40mm thick)	13,694	square metres	\$11.46	\$156,960.60	\$93.99
Red Asphalt (25mm thick)	2,505	square metres	\$10.21	\$25,580.06	\$15.32
Verge Grading	13,360	square metres	\$1.56	\$20,881.68	\$12.50
Linemarking and signage	13,360	Item	\$3.13	\$41,763.36	\$25.01
Drainage	1,670	linear metres	\$156.30	\$261,021.00	\$156.30
Pavement Testing	13,360	Item	\$0.52	\$6,960.56	\$4.17
Fees (7%)				\$60,426.22	\$36.18
General Contingency (10%)				\$92,365.80	\$55.31
			<b>Sub Total</b>	<b>\$1,016,023.75</b>	<b>\$608.40</b>
			<b>50% Share</b>	<b>\$508,011.85</b>	<b>\$304.20</b>
 (c) 2.5m wide shared use path					
Concrete	4,175	square metres	\$27.09	\$113,100.75	
Pram Ramps	8	each	\$260.50	\$2,084.00	
Grab Rails	8	each	\$260.50	\$2,084.00	
Fees (7%)				\$8,208.81	
General Contingency (10%)				\$12,547.76	
			<b>Sub Total</b>	<b>\$138,025.32</b>	<b>\$82.65</b>
 (ii) Ranford Road (between Balfour Road and Southern River Road)					
Road Length=	1,026	metres			

	Qty	Unit	Rate	Amount	Equivalent Rate Per Metre
<b>(a) Earthworks</b>					
Mobilisation/Establishment (5%)	5%		\$147,534.69	\$7,376.73	
Clearing, mulching, removal, tip fees	1,026	hectares	\$20,840.00	\$21,381.84	
Strip Topsoil	1,026	cubic metres	\$3.13	\$3,207.28	
Remove Topsoil from Site	1,026	cubic metres	\$10.42	\$10,690.92	
Proof Roll foundation	10,260	square metres	\$1.56	\$16,036.38	
Cut to Fill			\$0.00	\$0.00	
Imported Fill (Average depth = 0.75m)	6,156	cubic metres	\$15.63	\$96,218.28	
Fees (7%)				\$10,843.80	
General Contingency (10%)				\$16,575.52	
			<b>Sub Total</b>	<b>\$182,330.75</b>	<b>\$177.70</b>
			<b>50% Share</b>	<b>\$91,165.38</b>	<b>\$88.86</b>
<b>(b) Roadworks and Drainage</b>					
Mobilisation/Establishment (5%)				\$34,204.95	\$33.34
Traffic Management (5%)				\$34,204.95	\$33.34
Subgrade Preparation	16,199	square metres	\$2.08	\$33,758.72	\$32.90
Sub-base (225 limestone)	16,199	square metres	\$5.73	\$92,836.47	\$90.48
Base Course (75mm crushed rock)	16,199	square metres	\$6.77	\$109,715.83	\$106.94
Primer Seal	16,199	square metres	\$2.18	\$35,277.86	\$34.38
Black Asphalt (40mm thick)	13,694	square metres	\$11.46	\$156,960.63	\$152.98
Red Asphalt (25mm thick)	2,505	square metres	\$10.21	\$25,580.06	\$24.93
Verge Grading	13,360	square metres	\$1.56	\$20,881.68	\$20.35
Linemarking and signage	13,360	Item	\$3.13	\$41,763.36	\$40.71
Drainage	1,026	linear metres	\$156.30	\$160,363.80	\$156.30
Pavement Testing	13,360	Item	\$0.52	\$6,960.56	\$6.78
Fees (7%)				\$52,675.62	\$51.34
General Contingency (10%)				\$80,518.45	\$78.48
			<b>Sub Total</b>	<b>\$885,702.94</b>	<b>\$863.26</b>
			<b>50% Share</b>	<b>\$442,851.46</b>	<b>\$431.63</b>
<b>(c) 2.5m wide shared use path</b>					
Concrete	2,565	square metres	\$27.09	\$69,485.85	
Pram Ramps	5	each	\$260.50	\$1,302.50	
Grab Rails	5	each	\$260.50	\$1,302.50	
Fees (7%)				\$5,046.36	
General Contingency (10%)				\$7,713.72	

	Qty	Unit	Rate	Amount	Equivalent Rate Per Metre
			<b>Sub Total</b>	<b>\$84,850.93</b>	<b>\$82.70</b>
<b>iii) Southern River Road (between Ranford Road and Holmes Street)</b>					
<i>Road Length=</i>	<i>2,476</i>	<i>metres</i>			
<b>(a) Earthworks</b>					
Mobilisation/Establishment (5%)	5%		\$338,546.55	\$16,927.33	
Clearing, mulching, removal, tip fees	2,971.2	hectares	\$6,616.70	\$19,659.54	
Strip Topsoil	2,971.2	cubic metres	\$3.13	\$9,287.97	
Remove Topsoil from Site	29,71.2	cubic metres	\$10.42	\$30,959.90	
Proof Roll foundation Cut to Fill	29,712	square metres	\$1.56	\$46,439.86	
Imported Fill (Average depth = 0.5m)	14,856	cubic metres	\$15.63	\$232,199.28	
Fees (7%)				\$24,883.17	
General Contingency (10%)				\$38,035.70	
			<b>Sub Total</b>	<b>\$418,392.75</b>	<b>\$168.98</b>
			<b>50% Share</b>	<b>\$209,196.37</b>	<b>\$84.49</b>
<b>(b) Roadworks and Drainage</b>					
Mobilisation/Establishment (5%)				\$58,175.34	\$23.50
Traffic Management (5%)				\$58,175.34	\$23.50
Subgrade Preparation	24,017.2	square metres	\$2.08	\$50,051.84	\$20.21
Sub-base (225 limestone)	24,017.2	square metres	\$5.73	\$137,642.57	\$55.59
Base Course (75mm crushed rock)	24,017.2	square metres	\$6.77	\$162,668.50	\$65.70
Primer Seal	24,017.2	square metres	\$2.18	\$52,304.18	\$21.12
Black Asphalt (40mm thick)	20,303.2	square metres	\$11.46	\$232,715.28	\$93.99
Red Asphalt (25mm thick)	3714	square metres	\$10.21	\$37,925.88	\$15.32
Verge Grading	19,808	square metres	\$1.56	\$30,959.90	\$12.50
Linemarking and signage	19,808	Item	\$3.13	\$61,919.81	\$25.01
Drainage	2,476	linear metres	\$156.30	\$386,998.80	\$156.30
Pavement Testing	19,808	Item	\$0.52	\$10,319.97	\$4.17
Fees (7%)				\$89,590.02	\$36.18
General Contingency (10%)				\$136,944.74	\$55.31
			<b>Sub Total</b>	<b>\$1,506,392.17</b>	<b>\$608.40</b>
			<b>50% Share</b>	<b>\$753,196.09</b>	<b>\$304.20</b>
<b>(c) 2.5m wide shared use path</b>					
Concrete	6,190	square metres	\$27.09	\$167,687.10	
Pram Ramps	12	each	\$260.50	\$3,126.00	
Grab Rails	12	each	\$260.50	\$3,126.00	

	Qty	Unit	Rate	Amount	Equivalent Rate Per Metre
Fees (7%)				\$12,175.74	
General Contingency (10%)				\$18,611.48	
			<b>Sub Total</b>	<b>\$204,726.32</b>	<b>\$82.68</b>
<b>(iv) Relocation of 460mm Walter Street Pressure Main</b>					
There is an existing 460mm diameter wastewater pressure main and some sections of the main which will need to be relocated to a new alignment to suit the proposed duplication of Southern River Road. It has been assumed 75% of the pressure main can stay on its current alignment.					
Anticipated contract price	619	linear metres	\$364.70	\$225,749.30	
Coordination Fees (3.5%)				\$7,901.23	
General Contingency (10%)				\$23,365.05	
			<b>Sub Total</b>	<b>\$257,015.58</b>	<b>\$415.21</b>
			<b>50% Share</b>	<b>\$128,507.79</b>	<b>\$207.61</b>
			<b>TOTAL ARTERIAL ROADS COST</b>	<b>\$2,614,512.56</b>	
<b>3) Land Acquisition for Arterial Roads</b>					
Contribution to the acquisition of land required for road widening.					
(i) Southern River Road (12m widening from Ranford to Holmes)	2.9232	hectares	\$1,200,000.00	\$3,507,840.00	
(ii) Roundabout on Southern River Road	0.1000	hectares	\$1,200,000.00	\$120,000.00	
			<b>TOTAL LAND ACQUISITION COST (ROADS)</b>	<b>\$3,627,840.00</b>	
<b>4) Traffic Management</b>					
Contribution to the construction of a roundabout on Southern River Road for traffic management purposes and contribution to one set of traffic signals.					
(i) Traffic signals at Southern River /Holmes allowing for road channelisation, fees and contingency	25.00%	Each	\$260,500.00	\$65,125.00	
(ii) Roundabout at the intersection of Southern River Road and Lander Street allowing for channelisation, lighting, fees and contingency	50.00%	Each	\$312,600.00	\$156,300.00	
			<b>TOTAL TRAFFIC MANAGEMENT COST</b>	<b>\$221,425.00</b>	

	Qty	Unit	Rate	Amount	Equivalent Rate Per Metre
<b>5) Land Acquisition for Conservation Category Wetlands (CCW'S)</b>					
Contribution to the acquisition of land required for Conservation Category Wetlands	5.22	hectares	\$1,200,000.00	\$6,264,000.00	
	<b>TOTAL LAND ACQUISITION COST (CCW'S)</b>			<b>\$6,264,000.00</b>	
<b>6) CCW Development</b>					
Contribution to the cost of perimeter fencing around Conservation Category Wetlands (CCW's) boardwalk access across CCW's. No allowance for rehabilitation of CCW's.					
(i) Perimeter Fencing	900	metres	\$63.56	\$57,204.00	
(ii) 1.5m wide boardwalk through central CCW	320	metres	\$833.60	\$266,752.00	
	<b>TOTAL CCW DEVELOPMENT COST</b>			<b>\$323,956.00</b>	
<b>7) General Administration and Studies</b>					
General administration costs such as legal, planning, valuation, City of Gosnells staff salaries along with a portion of the costs associated with preparing the ODP and UWMS.					
(i) ODP Preparation		Item		\$50,000.00	
(ii) UWMS Preparation		Item		\$50,000.00	
(iii) General Administration	10	Years	\$20,000.00	\$200,000.00	
	<b>TOTAL STUDIES AND ADMIN COST</b>			<b>\$300,000.00</b>	
<b>8) School Sites</b>				<b>By DETWA</b>	
Contribution to the acquisition of public school sites. Separate contributions shall be made to the Education Department of WA (EDWA) at the amount determined by EDWA for individual subdivision proposals.					
<b>Estimated total cost for common infrastructure works</b>				<b>\$14,443,247</b>	

NET DEVELOPABLE AREA (hectares) 168.0025

CONTRIBUTION PER HECTARE \$85,971